

ORDINANCE #65737
Board Bill No. 340
Committee Substitute

AN ORDINANCE DESIGNATING A PORTION OF THE CITY OF ST. LOUIS, MISSOURI, AS A REDEVELOPMENT AREA KNOWN AS THE WALTER KNOLL FLORIST TIF REDEVELOPMENT AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENT REDEVELOPMENT ACT; APPROVING A REDEVELOPMENT PLAN, A REDEVELOPMENT PROJECT AND PUBLIC IMPROVEMENT PROJECT WITH RESPECT THERETO; ADOPTING TAX INCREMENT FINANCING WITHIN THE REDEVELOPMENT AREA; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING THE WALTER KNOLL FLORIST SPECIAL ALLOCATION FUND; AND AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS.

WHEREAS, the City of St. Louis, Missouri (the "City"), is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and laws of the State of Missouri; and

WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis, Missouri (the "TIF Commission"); and

WHEREAS, the TIF Commission is duly constituted according to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (2000), as amended (the "TIF Act"), and is authorized to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, at the direction of the Board of Aldermen, staff and consultants of the City and W.C. & D. Enterprises, Inc. d/b/a Walter Knoll Florist prepared a plan for redevelopment titled "Walter Knoll Florist TIF Redevelopment Plan" dated August 23, 2002, as amended November 19, 2002 (the "Redevelopment Plan"), for an area which is comprised of approximately fifteen parcels of real property and includes portions of the adjacent right-of-way, such as LaSalle Street and California Avenue, and the alleys adjacent to such parcels in City Block Nos. 1261, 1260, 1824 and 1815 (the "Redevelopment Area"), which Redevelopment Area is more fully described in the Redevelopment Plan, attached hereto and marked **Exhibit A**; and

WHEREAS, the Redevelopment Plan proposes to completely redevelop the Redevelopment Area by demolishing certain dilapidated buildings, constructing necessary surface parking lots, rehabilitating and renovating certain structures to conform to current code requirements, and constructing new facilities to provide for the expansion and relocation of Walter Knoll Florist's florist business (the "Redevelopment Project," or "TIF Project" as further set forth in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan further proposes that the City select a developer to complete certain public improvements within and surrounding the Redevelopment Area (the "Public Improvement Project") to improve the safety and appearance of the surrounding area for the benefit of the employees and customers of the Developer and of Florist Row; and

WHEREAS, the Board of Aldermen recognizes that the Redevelopment Project and Public Improvement Project will serve as an incentive for private enterprise and investment in the Area, and will help serve as the necessary impetus to reestablish the Area and surrounding properties as "Florist Row" in the City; and

WHEREAS, the Board of Aldermen hereby recognizes and determines that redevelopment of the Redevelopment Area through the completion of the Redevelopment Project and Public Improvement Project in accordance with the Redevelopment Plan would not reasonably be anticipated to be developed without the adoption of tax increment financing; and

WHEREAS, on October 16, 2002, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act and received comments from all interested persons and taxing districts relative to the Redevelopment Area, the Redevelopment Plan, the Redevelopment Project and Public Improvement Project; and

WHEREAS, the TIF Commission recommended that the Board of Aldermen adopt the Redevelopment Plan, the Redevelopment Project and the Public Improvement Project, and designate the Redevelopment Area as a "redevelopment area" within the meaning of the TIF Act; and

WHEREAS, the Board of Aldermen hereby recognizes that redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is of economic significance to the City, and will serve to eliminate the conditions that cause the Redevelopment Area to be blighted, and therefore, the Redevelopment Project and Public Improvement Project, through tax increment financing, will serve to benefit the general welfare of the City; and

WHEREAS, the Developer has demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not feasible and would not otherwise be completed; and

WHEREAS, the City, by Ordinance Nos. 58751 and 62220, has previously determined that (i) by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision

or obsolete platting, there exist conditions within the Redevelopment Area which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Redevelopment Area, and (ii) such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise; and

WHEREAS, the Board of Aldermen has received the recommendations of the TIF Commission regarding the Redevelopment Area and the Redevelopment Plan and finds that it is desirable and in the best interests of the City to designate the Redevelopment Area as a "redevelopment area" as provided in the TIF Act and adopt the Redevelopment Plan, Redevelopment Project and Public Improvement Project in order to encourage and facilitate redevelopment of the Redevelopment Area; and

WHEREAS, the Board of Aldermen hereby determines that the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a "blighted area" as provided in the TIF Act and as set forth herein; and

WHEREAS, it is necessary and desirable and in the best interest of the City to adopt tax increment financing within the Redevelopment Area and to establish a Special Allocation Fund for the Redevelopment Area in order to provide for the promotion of the general welfare through redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City of St. Louis, providing for a stabilized population and plan for the optimal growth of the City of St. Louis, and in particular, downtown St. Louis, encouragement of a sense of community identity, safety and civic pride, preservation and restoration of properties of historical and architectural value and significance, elimination of physical and environmental blight, and the elimination of impediments to land disposition and development in the City of St. Louis.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS, MISSOURI, AS FOLLOWS:

SECTION ONE. The Board of Aldermen hereby adopts the foregoing recitals as findings.

SECTION TWO. The Board of Aldermen hereby makes the following findings:

A. The Redevelopment Area on the whole is a "blighted area", as defined in Section 99.805(1) of the TIF Act, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing, the Redevelopment Plan, the Redevelopment Project and the Public Improvement Project. This finding includes, the Redevelopment Plan sets forth, and the Board of Aldermen hereby finds and adopts by reference: (i) a detailed description of the factors that qualify the Redevelopment Area as a "blighted area" and qualify the Redevelopment Project and Public Improvement Project, respectively, as a "redevelopment projects" and (ii) an affidavit, signed by the Developer and submitted with the Redevelopment Plan, attesting that the provisions of Section 99.810.1(1) of the TIF Act have been met, which description and affidavit are incorporated herein as if set forth herein.

B. The Redevelopment Plan conforms to the comprehensive plan for the development of the City as a whole.

C. In accordance with the TIF Act, the Redevelopment Plan states the estimated dates of completion of the Redevelopment Project and Public Improvement Project and retirement of the financial obligations issued to pay for certain redevelopment project costs and these dates are twenty three (23) years or less from the date of approval of the Redevelopment Project and Public Improvement Project by this Ordinance.

D. A plan has been developed for relocation assistance for businesses and residences in Ordinance No. 62481 adopted December 20, 1991.

E. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area is included in the Redevelopment Plan and is incorporated herein as if fully set forth herein, which cost-benefit analysis shows the impact on the economy if the project is not built and is built pursuant to the Redevelopment Plan.

F. Redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financial feasible without the assistance of tax increment financing and would not otherwise be completed.

G. The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment as that term is defined in Section 99.805(6) of the TIF Act.

H. The Redevelopment Area includes only those parcels of real property and improvements thereon directly and substantially benefitted by the proposed Redevelopment Project and Public Improvement Project.

SECTION THREE. The Redevelopment Area designated in the Redevelopment Plan is hereby designated as a "redevelopment area" as defined in Section 99.805(11) of the TIF Act.

SECTION FOUR. The Redevelopment Plan as reviewed and recommended by the TIF Commission on October 16, 2002 including amendments thereto, if any, and the Redevelopment Project and Public Improvement Project as described in the

Redevelopment Plan are hereby adopted and approved. A copy of the Redevelopment Plan is attached hereto as **Exhibit A** and incorporated herein by reference.

SECTION FIVE. Tax increment allocation financing is hereby adopted within the Redevelopment Area. After the total equalized assessed valuation of the taxable real property in the Redevelopment Area exceeds the certified total initial equalized assessed valuation of the taxable real property in the Redevelopment Area, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in the Redevelopment Area by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until the redevelopment project costs have been paid in full, shall be divided as follows:

A. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Redevelopment Project and Public Improvement Project shall be allocated to and, when collected, shall be paid by the City Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the Redevelopment Project and Public Improvement Project and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in the area selected for the Redevelopment Project and Public Improvement Project shall be allocated to and, when collected, shall be paid to the City's Treasurer, who shall deposit such payments in lieu of taxes into a special fund called the "Walter Knoll Florist Special Allocation Fund" for the purpose of paying redevelopment costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the Redevelopment Project or Public Improvement Project from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

SECTION SIX. In addition to the payments in lieu of taxes described in Section Five of this Ordinance, fifty percent of the total additional revenue from taxes penalties and interest which are imposed by the City or other taxing districts and which are generated by economic activities within the area of the Redevelopment Project and Public Improvement Project over the amount of such taxes generated by economic activities within the area of the Redevelopment Project and Public Improvement Project in the calendar year prior to the adoption of the Redevelopment Project and Public Improvement Project by this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri (2000), or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri (2000), licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, in accordance with Section 99.845.3 of the TIF Act, as may be amended from time to time, shall be allocated to, and paid by the City Collector to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Walter Knoll Florist Special Allocation Fund.

SECTION SEVEN. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the "Walter Knoll Florist Special Allocation Fund." To the extent permitted by law, the City hereby pledges funds in the Walter Knoll Florist Special Allocation Fund for the payment of redevelopment project costs and obligations incurred in the payment thereof.

SECTION EIGHT. The Comptroller of the City is hereby authorized and directed to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Sections Five and Six of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Special Allocation Fund for the payment of redevelopment project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

SECTION NINE. The City Register is hereby directed to submit a certified copy of this Ordinance to the Assessor, who is directed to determine the total equalized assessed value of all taxable real property within the Redevelopment Area as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within the Redevelopment Area, and shall certify such amount as the total initial equalized assessed value of the taxable real property within Redevelopment Area.

SECTION TEN. The Mayor and Comptroller of the City and all other officers, agents, representatives and employees of the City are hereby authorized to take any and all actions as may be deemed necessary, desirable, convenient or proper to carry out and comply with the intent of this Ordinance with regard to the implementation of the Redevelopment Plan and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to carry out the matters herein authorized.

SECTION ELEVEN. The Mayor or his designated representatives are hereby further authorized and directed to make any changes to the documents and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary, desirable, convenient or proper in order to carry out the matters herein authorized.

SECTION TWELVE. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and

that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

EXHIBIT A

Walter Knoll Florist Amended TIF Redevelopment Plan

WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN



Submitted to
City of St. Louis
Tax Increment Financing Commission
August 23, 2002
and Amended
November 19, 2002

WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN

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I. INTRODUCTION

The following is a plan prepared by the City of St. Louis ("City") in conjunction with W.C. & D. Enterprises d/b/a Walter Knoll Florist (the "Developer") for redevelopment of certain parcels of real property within City of St. Louis Block Nos. 1260, 1824, 1261 and 1815 (the "Redevelopment Area" or "Area"). A legal description and map of the Redevelopment Area are contained herein as **Appendix 1**.

The Redevelopment Area is comprised of approximately fifteen parcels of real property and includes portions of the adjacent right-of-way, such as LaSalle Street and California Avenue, and the alleys adjacent to such parcels in City Block Nos. 1261, 1260, 1824 and 1815. The Redevelopment Area as a whole qualifies as a blighted area under Missouri's Real Property Tax Increment Allocation Redevelopment Act (Revised Statutes of Missouri § 99.800 et. seq.) (the "TIF Act"). In addition, the City of St. Louis has, by Ordinance Nos. 58751 and 62220 blighted all of the Redevelopment Area under the Revised Statutes of Missouri (R.S.Mo.) Chapters 99 and 100. Ordinance No. 58751 designates all but three parcels within the Area as blighted under Chapter 100 R.S.Mo., and within the "Ohio-Papin South Industrial/Commercial Area." Ordinance No. 62220 designates the remaining portion of the Area as blighted under Chapter 99 R.S.Mo., and within the "Gate District East Redevelopment Area."

This Redevelopment Plan proposes to completely redevelop the Area by demolishing certain dilapidated buildings, constructing necessary surface parking lots, rehabilitating and renovating certain structures to conform to current code requirements, and constructing new facilities to provide for the expansion and relocation of Developer's florist business (the "Redevelopment Project," or "TIF Project"). It is anticipated that the Redevelopment Project will serve as an incentive for private enterprise and investment in the Area, and will help serve as the necessary impetus to reestablish the Area and surrounding properties as "Florist Row" in the City. This Redevelopment Plan further proposes that the City select a developer to complete certain public improvements within and surrounding the Area (the "Public Improvement Project") to improve the safety and appearance of the surrounding area for the benefit of the employees and customers of the Developer and of Florist Row.

This Redevelopment Plan proposes that a Tax Increment Financing Note ("TIF Note") be authorized and issued by the City in an amount equal to one million dollars and no/100 (\$1,000,000.00) plus issuance costs to fund a portion of the costs associated with the TIF Project. Fifty percent of Economic Activity Taxes, as defined in the TIF Act, generated within the designated Redevelopment Area will be allocated to retire the TIF Note. Payments in lieu of real estate taxes within the Redevelopment Area ("PILOTS") will also be allocated to retire the TIF Note. This Redevelopment Plan calls for amortization of the TIF Note for a period of up to 23 years after approval of the Redevelopment Plan and TIF Project.

This Redevelopment Plan further proposes that upon retirement of the TIF Note, the City will apply the next \$1.2 million in PILOTS and EATS generated within the Area on a pay-as-you-go basis to fund the costs of the Public Improvement Project. It is estimated that over the term of this Redevelopment Agreement, approximately one million two hundred thirty-nine thousand four hundred thirty-three dollars and no/100 (\$1,239,433) will be available to fund the Public Improvement Project.

Other financing aspects of the Redevelopment Project are discussed in more detail in Section V.

II. OVERVIEW OF TAX INCREMENT FINANCING ("TIF")

In order to promote the redevelopment of a declining area, or to induce new activity in an area that has been lacking in growth and development, the State of Missouri has provided statutory tools to counties and municipalities to assist private, and initiate public, investment. One such tool is the TIF Act.

The TIF Act allows cities and counties to (1) identify and designate redevelopment areas that qualify as Blighted Areas, Conservation Areas, or Economic Development Areas as each are defined in the TIF Act; (2) adopt a redevelopment plan that

designates the redevelopment area and states the objectives to be attained and the program to be undertaken; (3) approve a redevelopment project(s) for implementation of the redevelopment plan; and (4) utilize the tools set forth in the TIF Act to assist in reducing or eliminating those conditions that cause the area to qualify as a redevelopment area. Generally, the TIF Act allows municipalities to foster economic and physical improvements in a redevelopment or project area and to enhance the tax base of all taxing districts that levy taxes in such area. Within redevelopment areas, municipalities may use the power of eminent domain to provide necessary property acquisition for the implementation of a redevelopment plan and redevelopment project.

The concept of tax increment financing is outlined as follows: implementation of a redevelopment project within the redevelopment area will produce increased real estate assessments attributable to the redevelopment within the area. The project then makes PILOTS on the increased assessed value of the improved property. The project also generates new EATS resulting from operations within the redevelopment or project area. The TIF Act authorizes the capture of certain PILOTS and EATS in the redevelopment or project area over and above such levels within that area in the year prior to the approval of the redevelopment project. New development is made possible within the redevelopment area through the municipality's use of incremental revenues to finance certain costs of developing or redeveloping the area.

The municipality segregates these incremental revenues into a special account, the "special allocation fund," during the period of time in which the incremental revenues are dedicated to the purposes identified in the redevelopment plan. The municipality is further authorized to pledge additional net new revenues from the project to the purposes identified in the redevelopment plan. All taxing districts that levy taxes on property within the redevelopment or project area continue to receive tax revenues based upon property values which existed prior to the adoption of ordinances establishing the redevelopment or project area. Taxing districts also benefit from the increase in certain other taxes resulting from the increased economic activity in the redevelopment or project area. These taxes resulting from development of the redevelopment project are not deposited in the special allocation fund pursuant to the provisions of the TIF Act. The TIF Act requires that, prior to establishing a redevelopment area or approving or amending TIF redevelopment plans and projects, a municipality must create a TIF Commission. A TIF Commission is comprised of six individuals appointed by the chief elected official of the municipality, with the consent of its governing body, and three individuals who are appointed by the other taxing districts within the proposed redevelopment area. Two of these three members are to represent the school district(s) that tax property within the proposed redevelopment area; the other member is appointed by all the remaining taxing districts. The TIF Commission's role is to review, consider, and make recommendations to the municipality's governing body concerning the adoption of redevelopment plans and redevelopment projects and the designation of redevelopment areas; and to exercise such other powers as are available to it under the TIF Act.

III. FINDING THAT REDEVELOPMENT AREA IS A BLIGHTED AREA

The City of St. Louis previously has by Ordinance Nos. 58751 and 62220 blighted all of the Redevelopment Area under the Revised Statutes of Missouri (R.S.Mo.) Chapters 99 and 100. Ordinance No. 58751 designates all but three parcels within the Area as blighted under Chapter 100 R.S.Mo., and within the "Ohio-Papin South Industrial/Commercial Area." Ordinance No. 62220 reaffirms the finding of blight and designation of the Lafayette Towne Redevelopment Area as made by Ordinance No. 61124. Ordinance No. 62220 further designates the remaining portion of the Area as blighted under Chapter 99 R.S.Mo., within the "Gate District East Redevelopment Area," and approves an amended redevelopment plan for the Gate District East Redevelopment Area.

Ordinance No. 58751 states, in pertinent part:

It is hereby found, determined and declared that the project area as described in the Ohio-Papin South Industrial/Commercial Plan and as set forth herein, is a blighted, insanitary and undeveloped industrial area as defined in Section 100.310(2), (11), (18) R.S.Mo. (1978), as amended, and that the conditions existing therein constitute an economic and social liability and are detrimental to the public safety, health, morals and welfare of the community, and the the project area qualifies as a blighted, insanitary and undeveloped industrial area under Section 100.300 through 100.620 R.S.Mo., 1978, as amended.

City Ordinance No. 58751 Section 1. (1983).

Ordinance No. 62220 states, in pertinent part:

The [Gate District East Redevelopment Area] was found to be blighted under Chapter 99 [R.S.Mo.] by Ordinance No. 61124. Though some development has occurred, particularly along Park Avenue west of Jefferson Avenue, the vast majority of the [Gate District East Redevelopment Area] still remains deteriorated, undeveloped or vacant land. The continued evidence of unused and deteriorated properties constitutes the [Gate District East Redevelopment Area] as blighted under the meaning of the Chapter 99 Missouri Redevelopment Law.

City Ordinance No. 62220 Section 5. (1991).

Despite the incentives available through such plans, however, the Redevelopment Area remains blighted, unoccupied and underutilized.

As defined in the TIF Act, a "blighted area" is:

An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

The Redevelopment Area is a blighted area as defined above based upon the City's finding and the fact that it exhibits the factors enumerated above, which are further discussed as follows:

- i. Defective or Inadequate Street Layout. The Redevelopment Area severely lacks the necessary infrastructure and adequate street layout to provide for commercial development in the Area. The streets, alleys, sidewalks and blocks in and around the Redevelopment Area were originally platted and developed on a parcel-by-parcel and building-by-building basis with little evidence of coordination and planning among the surrounding buildings and activities for growth or future development needs. This is evidenced by the size of several of the lots within the Area, which are long and narrow and need to be assembled to provide a feasible lot size for any type of modern development. In addition, the Area severely lacks adequate off-street parking and loading facilities. During the peak morning hour, LaSalle Street is typically blocked with delivery trucks, making ingress and egress in the Area difficult. Such a lack of adequate parking and loading docks hampers the ability of businesses within the Area to attract customers and to expand their operations.
- ii. Unsanitary or Unsafe Conditions. The Redevelopment Area is characterized by the presence of several dilapidated and deteriorated structures, and vacant overgrown parcels. Seven of the properties within the Area were previously owned by the now-defunct St. Louis Wholesale Plant Co., and were left in a state of neglect and disrepair. An additional three properties within the Area are owned by public entities such as either the City, the Land Reutilization Authority for the City of St. Louis ("LRA"), or the Land Clearance for Redevelopment Authority for the City of St. Louis ("LCRA"). Problems with properties within the Area include boarded up windows and doors, overgrown vegetation, crumbling steps and stair-rails, deteriorated roofs, lack of natural light, lack of fire escape routes, inadequate provision for the storage of garbage, lack of utilities that are up to modern code standards, and inadequate access for the disabled.
- iii. Deterioration of Site Improvements. In general, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Deterioration may be evident in basically sound buildings containing minor defects, such as a lack of painting, loose or missing roof tiles, floor or ceiling panels, or holes and cracks over limited areas. Deterioration which is not easily curable, however, and which cannot be accomplished in the course of normal maintenance includes buildings with defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, plumbing, etc. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, fascia materials, etc. Deterioration of streets and alleys includes evidence of pot holes, cracks, depressions, overgrowth, and poor drainage. Deterioration of sidewalks is evidenced by settled areas, cracks, gravel sections, overgrowth, or depressed curb areas.

As demonstrated by the physical condition of the Redevelopment Area, the Redevelopment Area suffers from deterioration of both the primary and secondary building components. These deficiencies cannot be corrected through normal maintenance but require either replacement, renovation or rebuilding. The Area suffers from deferred maintenance of windows, doors, exterior walls and related facade material, steps, loading areas, roof areas and mechanical systems. Adjacent sidewalks and surface areas are in a state of severe deterioration and need to be repaired or reconstructed. Several lots are unimproved and are overgrown with weeds and other vegetation.
- iv. Obsolescence. Obsolescence of the Redevelopment Area is apparent. In general, obsolescence is either functional or economic. Functional obsolescence relates to the physical utility of a structure, while economic obsolescence relates to a building's ability to compete in the market place. The design, location, and space arrangement of several parcels within the Redevelopment Area were intended for residential use. Over time, several lots were consolidated and used for the purpose of a wholesale florist business. Due to severe neglect and misuse, however, these limited improvements are now functionally obsolete. Moreover, the interior height of the existing greenhouses is functionally obsolete for the modern floral business. In addition, the remaining boarded up and dilapidated residential improvements no longer conform to the surrounding commercial and wholesale uses and are also now functionally obsolete.

Economic obsolescence is generally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings which contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Obsolescence in buildings, because of physical characteristics, lack of physical maintenance and repair, or economic conditions limiting their long-term sound use or reuse, is typically difficult and expensive to correct. The resulting deferred maintenance, deterioration and vacancies often have an adverse effect on nearby and

surrounding development and detract from the physical, functional and economic vitality of the area.

In addition to the many vacant unimproved parcels within the Area, the Redevelopment Area is characterized by conditions which indicate that structures within the Area are incapable of efficient or economic use as evidenced by: (i) inefficient exterior configuration of the structure, including insufficient width, size, irregular shape, or improper orientation of the building site; (ii) inflexible interior configuration of the structure, including spacing of bearing walls, supporting columns and beams, and single purpose design; (iii) inadequate heating, electrical, plumbing and ventilation systems; (iv) inadequate access for contemporary systems of delivery and service; (v) inadequate capabilities for modern telecommunications and work space; (vi) inadequate loading facilities; (vii) limited fire and life safety provisions and which would be difficult to conform to current code compliance; (viii) non-conformance to fire, building, and safety codes; and (ix) inadequate ceiling heights in the greenhouses.

- v. Excessive Vacancies. Excessive vacancies as a blighting factor refers to the presence of buildings or sites which are unoccupied or not fully utilized and which present adverse influence on the surrounding area because of the frequency or duration of vacancies. Several vacant, unimproved and overgrown parcels exist throughout the Area. In addition, the three structures owned by public entities have remained vacant and in a state of disrepair and misuse for the past several years. Those structures previously occupied by St. Louis Wholesale Plant Co. have remained largely underutilized since early 2001. The Developer presently rents these structures and is liquidating the previous inventory of St. Louis Wholesale Plant Co.
- vi. Endangerment by Fire or Other Causes. Endangerment by fire or other causes is typically due to the presence of structures below minimum code standards. Such code standards include subdivision, building, housing, property maintenance, fire or other governmental codes applicable to the property. The principal purpose of such codes is to require buildings to be constructed and maintained so that they will have the capability to support their type of occupancy, provide necessary fire and similar hazard protection, or to establish the minimum standards essential for safe and sanitary habitation.

Due to the deterioration of site improvements and excessive vacancy of the Redevelopment Area, the Area suffers from endangerment by fire or other causes. Indeed, the Area lacks contemporary fire safety, sanitation, and other security measures. The lack of maintenance and unsafe conditions evident in the Redevelopment Area is a hazard to both real property and personal safety.

- vii. Economic and Social Liability. The Area in its current condition is a liability to the general welfare and economic independence of the City. The appearance and state of the Redevelopment Area erodes, if not completely discourages, new investment and development. The condition and design of the structures within the Area, coupled with the excessive amount of vacant parcels and underutilized buildings, prevents businesses from expanding and making improvements to the Area, which further aggravates and continues the lack of maintenance, redevelopment and incentive for investment in the Area.
- viii. Menace to the Public Health, Safety, Morals or Welfare. As discussed above, the Redevelopment Area exhibits many factors which constitute a menace to the public health, safety, morals, or welfare in its present condition and use. The deteriorating, unsanitary, and unsafe site conditions as illustrated above represent a menace to the public health and safety; the economic liability of the deteriorated, vacant, or obsolete structures discussed above represents a menace to the public welfare.

The above factors, whether considered alone or as combined, constitute an economic and social liability, and constitute a menace to the public health, safety, and welfare. As long as such conditions are present in the Redevelopment Area, there will be little incentive for private investment and development to benefit the Area. Such disuse of property as is evidenced by the current condition of the Area retards redevelopment, lowers the morale of citizens, encourages abuse and social harm, and furthers the social stigma which currently plagues that and other areas of the City of St. Louis.

In determining if the proposed Redevelopment Area meets the eligibility requirements for TIF per the TIF Act, a number of sources of information were utilized. These include, but are not limited to, the following:

- a. Exterior survey of the condition and use of buildings within the Redevelopment Area;
- b. Field survey of environmental conditions covering streets, alleys, sidewalks, curbs, parking facilities, and general property maintenance;
- c. Analysis of existing uses and their relationships;
- d. Analysis of building and street design and layout; and
- e. Review of previously approved blighting studies.

IV. REDEVELOPMENT PLAN INCLUDING NECESSARY FINDINGS

1. Description of the Redevelopment Area

A legal description of the Redevelopment Area is included herein as **Appendix 1**.

2. Redevelopment Plan Objectives

The City of St. Louis has established the following objectives for the Walter Knoll Florist TIF Redevelopment Plan. These objectives are consistent with those purposes outlined in the TIF Act, as amended:

- To reduce or eliminate the conditions that cause the Redevelopment Area to be a “blighted area” as defined by Section 99.805(1) of the TIF Act and as described in Section III of this Redevelopment Plan;
- To enhance the public health, safety, and welfare of the community by improving the infrastructure, curing blighting conditions, and encouraging other public improvements necessary for insuring the Area’s stability and existing and future redevelopment consistent with this Redevelopment Plan;
- Increase the level and perception of safety and revitalization in the Area which will in turn encourage an influx of new customers to the Area;
- To upgrade and refurbish utilities, streets, sidewalks, street lighting, curbs, and other infrastructure facilities benefitting the Redevelopment Area and Florist Row;
- To enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit taxing districts and encourage private investment in surrounding areas;
- To promote the health, safety, order, convenience, prosperity and the general welfare
- Increase property values of the Area;
- To improve public parks and recreational facilities and other public amenities which will benefit the Area and the customers or employees of the Redevelopment Area.
- To provide development/business opportunities in the Redevelopment Area and surrounding areas;
- To stimulate construction and permanent employment opportunities and increased demand for services for the Area;
- To train professionals in the florist business; and
- To re-establish the Area as “Florist Row” in the City.

3. Redevelopment Project and Public Improvement Project

Specifically, the above objectives will be satisfied by implementing each of the following, which together comprise the Redevelopment Project:

- | | |
|------------------|---|
| • Commercial Use | Rehabilitation, renovation and new construction in the Area to provide for (i) retail space for the floral business, (ii) wholesale space for the floral business, (iii) greenhouses and floral manufacturing/design facilities, and (iv) office space. |
| • Parking | Construction of surface area parking to serve customers and employees of Florist Row. |

In addition, the objectives of this Redevelopment Plan will further be met by undertaking the Public Improvement Project, which may include:

- | | |
|-----------------------|---|
| • Public Improvements | Sidewalk and street repairs, new street lighting along Chouteau and LaSalle, public signage designating the Area as “Florist Row,” and improvements to neighborhood parks and residential facilities. |
|-----------------------|---|

The Redevelopment Project and Public Improvement Project are generalized to leave room for design creativity and accommodations as needed, and so that the Developer and City can respond to prospective needs of the Developer as completion of the Redevelopment Project progresses. Redevelopment of an area of this type must take into consideration the unique needs of Developer’s business with specific space needs and requirements including the provision of adequate parking and access for the disabled.

It is expected that the Redevelopment Projects will in turn encourage and foster continued private as well as public investment in the surrounding areas. In addition, the safety of the area will improve due to the public improvements and other amenities provided by the Public Improvement Project. The total estimated Redevelopment Project Costs for the Redevelopment Project are \$3,013,650 and \$1,200,000 for the Public Improvement Project as set forth in greater detail in **Appendix 2**.

4. General Land Uses to Apply

The proposed land use for the Area is commercial/industrial use. The Redevelopment Area is currently partly zoned industrial and partly zoned residential. Developer will have the Area properly rezoned as necessary for the Redevelopment Project in accordance with this Redevelopment Plan.

5. Redevelopment Schedule and Estimated Dates of Completion

It is estimated that implementation of this Redevelopment Plan will be completed within four years from the date of execution of a redevelopment agreement for completion of the Redevelopment Project as contemplated by this Redevelopment Plan. Completion of the Public Improvement Project shall be completed as determined by the City. The estimated date for retirement of obligations incurred to finance the Redevelopment Project shall not be more than twenty-three (23) years from approval of the Redevelopment Project. Included herein as **Appendix 3** is the anticipated Redevelopment Program Schedule for the Redevelopment Project.

6. Most Recent Equalized Assessed Value of Parcels within the Redevelopment Area

A list of the current (2001) Equalized Assessed Values of all taxable property in the Redevelopment Area is attached as **Appendix 4**. These values are established and will be confirmed by the Assessor of the City of St. Louis. The total assessed value of taxable property in the Redevelopment Area subject to PILOTs is currently \$249,320.

7. Estimated Equalized Assessed Value After Redevelopment

The total estimated Equalized Assessed value of all taxable property subject to PILOTs in the Redevelopment Area after redevelopment is approximately \$1,237,782, as set forth in greater detail in **Appendix 5**.

8. Acquisition

Developer is currently the owner under contract of a portion of the Area. It is anticipated that the Developer will acquire the additional properties necessary for completion of the TIF Project either through private contracts or through the exercise of eminent domain. Attached hereto as **Appendix 6** is a list of ownership status of properties within the Area as of the date of this Redevelopment Plan which are subject to eminent domain.

9. Blighted Area

As previously described in greater detail in Section III, the Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonably be expected to be developed without the adoption of tax increment financing. The Developer has executed an affidavit attesting to the existence of these conditions which is included herein as **Appendix 7**.

10. Conforms with the Comprehensive Plan of the City

This Redevelopment Plan conforms to the "Ohio-Papin South Industrial/Commercial Plan," prepared by the City, dated 1983, and the "Amended Redevelopment Plan for the Gate District East," prepared by the City in 1988, and as amended by the City in 1990.

11. Plan for Relocation Assistance

Relocation of residents or businesses are not anticipated to be necessary within the Redevelopment Area with respect to the TIF Projects. To the extent relocation would be necessary, this Redevelopment Plan adopts the City of St. Louis Relocation Policy (Ordinance No. 62481) as the relocation policy for this Redevelopment Plan.

12. Cost Benefit Analysis

A cost benefit analysis showing a net benefit to each taxing district impacted by this Redevelopment Plan and the TIF Redevelopment Projects is attached hereto as **Appendix 5**.

If the TIF Redevelopment Project is completed, then each of the taxing districts will continue to receive all of the tax revenues currently received from the Redevelopment Area. Additionally, they will benefit from the additional property taxes and economic activity taxes which will be paid and not contributed to the TIF. The TIF Act allows for the collection of only 50% of the EATS for payment of project costs. The other 50% are distributed to the appropriate taxing authorities. EATS also exist which are not applied to the TIF Projects as provided in the TIF Act. For example, the MetroLink portion of the local sales tax, the State Blind Pension levy and the Commercial Surcharge are all excluded from the TIF. A detailed analysis of the benefits to the taxing districts is attached as **Appendix 5**.

13. Does Not Include Gambling Establishment

The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

14. Reports to DED

As required by the Statute, the City shall report to the Department of Economic Development by the last day of February each year, the name, phone number, and primary line of business of any business which locates within the Redevelopment Area.

V. FINANCING PLAN

1. Eligible Redevelopment Project Costs

The TIF Act provides for the use of tax increment revenues generated by a designated redevelopment area to pay all reasonable or necessary costs incurred, estimated to be incurred, or incidental to a redevelopment plan or redevelopment project within a TIF redevelopment area ("Redevelopment Project Costs"). A municipality may pledge all or any part of the funds in and to be deposited in the special allocation fund established for a redevelopment project area to the payment of redevelopment project costs and obligations within the redevelopment area, including the retention of funds for the payment of future redevelopment project costs.

At this time, the estimated Redevelopment Project Costs to be incurred in connection with the TIF Project based on preliminary plans and initial estimates are approximately \$3,013,650 and are set forth in **Appendix 2**. The estimated Redevelopment Project Costs to be incurred in connection with the Public Improvement Project are approximately \$1,200,000 and are set forth in **Appendix 2**. More specifically, the TIF Act allows the City and/or its designated developer(s) to incur redevelopment costs associated with implementation of an approved Redevelopment Plan and approved Redevelopment Project. These costs include all reasonable or necessary costs incurred, and any costs incidental to a redevelopment project. Thus, this Redevelopment Plan anticipates that a portion of the sources of funds used to pay the Project Costs will come from the TIF revenues, which, in accordance with the TIF Act, may include but are not limited to:

- Cost of studies, surveys, plans and specifications;
- Professional service costs including, but not limited to, architectural, engineering, legal marketing, financial, planning or special services;
- Property assembly costs including, but not limited to, acquisition of land and other property real or personal or rights, or interests therein;
- Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
- Costs of construction of public works or improvements;
- Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include the payment of interest on any obligations issued under the provisions of this Redevelopment Plan accruing during the estimated period of construction of any redevelopment Project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto; and
- All or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the City, by written agreement, accepts and approves such costs.

The costs as shown on **Appendix 2** represent the total approximate costs of the project regardless of the source of funding. Typical plan implementation and financing costs are based on the experience of the Developer. It should be noted that these costs are estimated based on the knowledge of the project at this time and that the actual redevelopment cost items for implementing the Redevelopment Plan, the Redevelopment Project and Public Improvement Project may vary from these estimates.

It is not the intent of **Appendix 2** or this Redevelopment Plan to restrict the City or the Developer to the cost amounts or cost items as outlined. During the life of the Redevelopment Area, Plan, Redevelopment Project and Public Improvement Project, other costs may be incurred or adjustments may be made within and among the line items specified in **Appendix 2**, if necessary and reasonable to accomplish the program objectives of the Redevelopment Plan.

2. TIF Project Financing and Nature of Obligations

As set forth in **Appendix 2**, there are four principal sources of funds that are anticipated to be used to pay the costs of implementation of the TIF Project previously described. These sources are:

- LDC Loan;
- Developer Equity;
- Private Financing; and
- Funds available through the issuance of TIF notes, bonds, loans, certificates or other certificates of indebtedness (herein collectively referred to herein as "TIF Note or other financial obligations").

3. TIF Note Funding

It is anticipated that the City will issue TIF Notes or other types of TIF obligations in an amount equal to \$1,000,000 plus issuance costs to fund a portion of the costs associated with the TIF Project, with a term of retirement for all such issues of not more than 23 years. The TIF Notes or other financial obligations will be issued only to finance the Redevelopment Project and Project Costs as outlined in **Appendix 2** which are eligible costs as specified in Section 99.805(11) of the TIF Act, including any costs of issuing the TIF Notes or other financial obligations.

The Notes may be issued in one or more series and may include notes, temporary notes or other financial obligations to be redeemed by TIF Notes upon completion of the Redevelopment Project. In addition, these Notes or other financial obligations may be privately placed. It is the City's intent to pay for the principal and interest on these Notes or other financial obligations, in any year, solely with money legally available for such purpose within the City's Special Allocation Fund.

The City's Special Allocation Fund will contain at least two accounts:

1. The "PILOTS Account" which will contain all payments in lieu of taxes derived from all taxable, lots, blocks, tracts, and parcels of real property (or any interest therein) within the Redevelopment Area as such property is described in **Appendices 1 and 6** to the Redevelopment Plan; and
2. The "Economic Activity Taxes ("EATS") Account" which will contain fifty percent (50%) of the total funds from taxes imposed by the City which are generated by the operations and activities within the Redevelopment Area as such property is described in **Appendices 1 and 6** to the Redevelopment Plan, excluding licenses, fees or special assessments, and excluding personal property taxes and payments to the PILOTS Account.

Funds on deposit in the PILOTS Account will be pledged to the payment of the Redevelopment Project Costs. Funds on deposit in the EATS Account will be subject to annual appropriation by the City for payment of the Redevelopment Project Costs. Such payment obligations shall not constitute debts or liabilities of the City, the State of Missouri, or any political subdivision thereof within the meaning of any constitutional or statutory debt limitation or restriction and neither the City nor the State of Missouri shall be liable thereon except from the PILOTS Account, and, to the extent appropriated by the City on an annual basis, from funds derived from other taxes deposited into the Special Allocation Fund.

4. Evidence of Commitment to Finance Project Costs of TIF Project

Appendix 8 contains a preliminary commitment letter provided by Southern Commercial Bank, which bank has made a preliminary review of the development proposal and has expressed an interest to finance the Project Costs associated with the TIF Project

Financing of the Public Improvement Project will be undertaken by the City.

5. Public Improvement Project Funding

In addition to issuing TIF Notes for the TIF Project, this Redevelopment Plan anticipates that the City will, on a pay-as-you-go basis, provide approximately \$1,200,000 towards the costs associated with the Public Improvement Project. Specifically, this Redevelopment Plan anticipates that the City will, upon retirement of the TIF Notes for the TIF Project, apply the revenue stream of PILOTS and EATS generated by the TIF Project over the remainder of the term of this Redevelopment Plan to support financing for the costs associated with the Public Improvement Project. It is estimated that the City will be able to begin to apply the revenue stream of PILOTS and EATS towards the Public Improvement Project beginning in year 2013.

WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN

APPENDIX 1

LEGAL DESCRIPTION AND MAP OF REDEVELOPMENT AREA

Commencing at the Southwest corner of Lot 28 in Block 8 of Toney's Addition commonly referred to as 2805 Hickory Street; thence Southeastwardly along the North line of Hickory Street across all intervening streets and alleys, specifically California Avenue, to a point of intersection with the East line of California Avenue and the Southwest corner of Lots 10 thru 16 of Eads & Schuylewrs Addition commonly referred to as 2751 Hickory Street; thence Northwardly along the East line of California Avenue across all intervening streets and alleys to a point of intersection with the South line of LaSalle Street and the Northwest corner of Lots 2 thru 7 of Eads Addition commonly referred to as 2752 LaSalle Street; thence Eastwardly along the South line of LaSalle Street to a point on the North line of Lots 4 thru 6 in Block 4 of Eads Addition commonly referred to as 2734 LaSalle Street parallel with the Southeast corner of Lots 12 thru 14 in Block 1 of Eads Addition commonly referred to as 2741 LaSalle Street; thence Northwardly across all intervening streets and alleys, specifically LaSalle Street, to a point of intersection on the North line of a 15 foot wide alley and the South line of Lots 1 thru 4 in Block 1 of Eads Addition commonly referred to as 2736 Chouteau Avenue; thence Northwestwardly along the North line of said 15 foot wide alley across all intervening streets and alleys, specifically California Avenue, to a point of intersection with the Southwest corner of Lots 1 thru 7 in Block 1 of Toney's Addition commonly referred to as 2802 Chouteau Avenue; thence Southwardly across all intervening streets and alleys to a point of intersection with the North line

of LaSalle Street and the Southwest corner of Lots 23 thru 26 in Block 1 of Toney's Addition commonly referred to as 2811 LaSalle Street; thence Northwardly along the North line of LaSalle Street across all intervening streets and alleys to a point of intersection with the East line of Ewing Avenue and the Southwest corner of Lots 16 thru 18 in Block 1 of Toney's Addition commonly referred to as 1018 Ewing Avenue; thence Southwardly across all intervening streets and alleys, specifically LaSalle Street, to a point of intersection with the South line of a 15 foot wide alley and the Northwest corner of Lots 16 thru 17 in Block 5 of Toney's Addition commonly referred to as 1118 Ewing Avenue; thence Southwardly along the South line of said 15 foot wide alley across all intervening streets and alleys to a point of intersection with the Northwest corner of Lot 28 in Block 8 of Toney's Addition commonly referred to as 2805 Hickory; thence Southwardly along the West line of Lot 28 in Block 8 of Toney's Addition to the point of beginning.

See attached Map of Development Area

WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN

APPENDIX 2

ESTIMATED REDEVELOPMENT PROJECT COSTS AND ANTICIPATED SOURCES OF FUNDING

SOURCES OF FUNDS - Redevelopment Project

Item	Cost
Tax Increment Financing for the TIF Project	\$1,000,000
Initial Acquisition Loan	\$800,000
Construction Loan	\$863,650
LDC Loan	\$150,000
Equity	\$200,000
Total Sources of Funds	\$3,013,650

USES OF FUNDS - Redevelopment Project

Item	Cost
Property Acquisition	\$659,500
Demolition and Cleanup	\$101,000
Equipment, Furnishings & Site Finishing	\$291,150
Legal Fees	\$20,000
TIF Expenses	\$35,000
Heating/Cooling	\$25,000
Greenhouses	\$49,000
Financing Costs	\$48,000
Contingency	\$200,000
Pavillion for Drive Through	\$115,000
Parking Lot	\$75,000
Construction Costs	\$1,160,000
Architect/Engineering Fees	\$140,000
Dock on Main Building	\$95,000
Total Uses of Funds	\$3,013,650

WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN

APPENDIX 2

ESTIMATED REDEVELOPMENT PROJECT COSTS AND ANTICIPATED SOURCES OF FUNDING

SOURCES OF FUNDS - Public Improvement Project

Item	Cost
Tax Increment Financing for the Public Improvement Project	\$1,200,000
Total Sources of Funds	\$1,200,000

USES OF FUNDS - Public Improvement Project

Item	Cost
Sidewalk Improvements; Banners/Area Markers; Street Improvements; Lighting/Street Lamps; and Neighborhood Park Improvements	\$1,200,000
Total Uses of Funds	\$1,200,000

REDEVELOPMENT PROJECT SCHEDULE

Date	July 30 7 14 21 28	August 4 11 18 25	September 1 9 15 22 29	October 6 13 20 27	November 3 10 17 24	December 1 8 15 22 29	2004
WWalter Knoll Florist Amended TIF Redevelopment Plan							
Redevelopment Project Schedule							
City TIF Review Committee Meets Sets TIF Commission Agenda							
Notice of formation of proposed TIF District to taxing districts and school districts to appoint members to TIF Commission (RSMo. §99.820.2(7))							
Preparation of TIF Redevelopment Plan							
Advertise RFP for TIF Redevelopment Projects							
TIF Commission Meeting to review proposal and approve Resolution 00-TIF-XX which sets a time and place for Public Hearing							
Mailing of Notice of TIF Commission Public Hearing to Taxing Districts (not less than 45 days prior to hearing (RSMo. §99.830.3))							
Submit Redevelopment Plan to TIF Commission (at least 45 days prior to public hearing)							
First Publication of Notice of TIF Commission Public Hearing (not more than 30 days prior to hearing (RSMo. §99.830.1))							
Second Publication of Notice of TIF Commission Public Hearing (not more than 10 days prior to public hearing (RSMo. §99.830.1))							
Written Notice to Property Owners (not less than 10 days prior to public hearing (RSMo. §99.830.3))							
Public Hearing by TIF Commission (RSMo. §99.825)							
TIF Commission Recommendation to Board of Aldermen (within 90 days of TIF Public Hearing (RSMo. §99.820.3))							
TIF Ordinances Introduced adopting plan, approving project, establishing district, establishing special allocation fund, approving redevelopment agreement and authorizing issuance of TIF Notes (no sooner than 14 days and not more than 90 days after the hearing) (RSMo. §99.820.1(1))							
HUDZ Committee Hearing on TIF Ordinances							
Second Reading of TIF Ordinances							
Perfection of Board Bill(s)							
Third Reading and Final Reading of TIF Ordinances							
Mayor Signs Bills							
Construction Begins							
Construction Complete on TIF Project							

WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN

APPENDIX 4
EQUALIZED ASSESSED VALUE BY PARCEL

ADDRESS	PARCEL ID #	OWNER OF RECORD	ASSESSED VALUED	TAXABLE ASSESSED VALUE
2741-45 La Salle	18160000100, 18150002100	Southern Commercial Bank	\$22,700	\$22,700
2757-65 La Salle	18240000501, 18240000502, 18240000503	Southern Commercial Bank	\$82,800	\$82,800
2801 La Salle	1261000101, 12610001102	Troske Redevelopment Corporation c/o Southern Commercial Bank	\$1,800	\$1,800
2811 La Salle	12610001152	Southern Commercial Bank	\$54,000	\$54,000
1013 California	12610001001, 1261001002	Troske Redevelopment Corporation c/o Southern Commercial Bank	\$19,300	\$19,300
2800 La Salle	12600000600	Southern Commercial Bank	\$15,900	\$15,900
2749 La Salle	18240000400	Southern Commercial Bank	\$6,100	\$6,100
2818 La Salle	12600000100	Donald C. Laciny	\$40,900	\$40,900
2816 La Salle	12600000200	LRA	\$2,010	\$0
2814 La Salle	12600000300	Oscar & Irene Montgomery	\$250	\$250
2808 La Salle	12600000400	Baish & Skinner, Inc.	\$800	\$800
2806 La Salle	12600000500	Johnny Bond	\$890	\$890
2803 Hickory	12600000800	Demeco Moore	\$3,880	\$3,880
2805 Hickory	12600000900	City of St. Louis	\$250	\$0
2801 Hickory	12600000700	LCRA	\$230	\$0
TOTALS			\$251,810	\$249,320

WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN

APPENDIX 5
PROJECTED TIF REVENUES AND COST BENEFIT ANALYSIS

WALTER KNOLL FLORIST PROJECTED TIF REVENUES

Year	Assessed Value	Real Estate Taxes	PILOT	Local Retail Sales	Local Retail Sales Tax	Local Retail Sales Tax Increment	Payroll	City & County Earnings	Payroll & City Earnings Tax Increment	Utility Costs	Utility Tax	Utility Tax Increment	Total Increments
Base	\$257,420	\$18,636		\$0	\$0		\$225,000	\$3,375		\$38,304	\$3,830		
2003	\$678,711	\$49,135	\$30,499	\$5,000,000	\$123,750	\$61,875	\$1,500,000	\$22,500	\$9,563	\$60,000	\$6,000	\$1,085	\$103,021
2004	\$726,432	\$52,589	\$33,954	\$5,500,000	\$136,125	\$68,063	\$1,650,000	\$24,750	\$10,688	\$63,000	\$6,300	\$1,235	\$113,938
2005	\$821,025	\$56,677	\$48,041	\$6,050,000	\$148,736	\$74,368	\$1,812,360	\$27,185	\$11,906	\$66,000	\$6,600	\$1,385	\$136,200
2006	\$921,025	\$66,677	\$60,041	\$6,462,005	\$159,935	\$79,967	\$1,937,232	\$29,058	\$12,842	\$70,000	\$7,000	\$1,485	\$142,435
2007	\$948,656	\$68,677	\$60,041	\$6,911,954	\$171,071	\$85,535	\$2,074,581	\$31,119	\$13,872	\$73,000	\$7,300	\$1,585	\$151,183
2008	\$948,656	\$68,677	\$60,041	\$7,386,875	\$182,825	\$91,413	\$2,211,919	\$33,179	\$14,902	\$77,000	\$7,700	\$1,685	\$158,291
2009	\$977,116	\$70,737	\$62,102	\$7,898,785	\$195,495	\$97,747	\$2,374,273	\$35,614	\$16,120	\$81,000	\$8,100	\$1,785	\$168,103
2010	\$977,116	\$70,737	\$62,102	\$8,443,801	\$208,984	\$104,492	\$2,535,724	\$38,036	\$17,330	\$85,000	\$8,500	\$1,885	\$176,259
2011	\$1,006,429	\$72,859	\$64,224	\$9,026,424	\$223,404	\$111,702	\$2,713,225	\$40,698	\$18,662	\$88,000	\$8,800	\$1,985	\$187,072
2012	\$1,006,429	\$72,859	\$64,224	\$9,649,247	\$238,819	\$119,409	\$2,903,150	\$43,547	\$20,086	\$92,000	\$9,200	\$2,085	\$196,404
2013	\$1,036,622	\$75,045	\$66,410	\$10,315,045	\$255,297	\$127,649	\$3,106,371	\$46,596	\$21,610	\$96,000	\$9,600	\$2,185	\$208,553
2014	\$1,036,622	\$75,045	\$66,410	\$11,026,783	\$272,913	\$136,456	\$3,323,817	\$49,857	\$23,241	\$101,000	\$10,100	\$2,285	\$219,242
2015	\$1,067,721	\$77,297	\$68,661	\$11,787,631	\$291,744	\$145,872	\$3,556,484	\$53,347	\$24,966	\$106,000	\$10,600	\$2,385	\$232,904
2016	\$1,067,721	\$77,297	\$68,661	\$12,600,978	\$311,874	\$155,937	\$3,805,438	\$57,082	\$26,853	\$111,000	\$11,100	\$2,485	\$246,086
2017	\$1,099,753	\$79,615	\$69,960	\$13,470,445	\$333,394	\$166,697	\$4,071,819	\$61,077	\$28,861	\$117,000	\$11,700	\$2,585	\$260,463
2018	\$1,099,753	\$79,615	\$69,960	\$14,399,906	\$356,398	\$178,199	\$4,356,846	\$65,353	\$30,989	\$123,000	\$12,300	\$2,685	\$274,402
2019	\$1,132,746	\$82,004	\$63,368	\$15,393,499	\$380,989	\$190,495	\$4,661,825	\$69,927	\$33,276	\$129,000	\$12,900	\$2,785	\$291,674
2020	\$1,132,746	\$82,004	\$63,368	\$16,455,651	\$407,277	\$203,639	\$4,988,153	\$74,822	\$35,724	\$135,000	\$13,500	\$2,885	\$307,565
2021	\$1,166,728	\$84,464	\$65,828	\$17,591,091	\$435,379	\$217,690	\$5,337,324	\$80,060	\$38,342	\$141,000	\$14,100	\$2,985	\$326,995
2022	\$1,166,728	\$84,464	\$65,828	\$18,804,876	\$465,421	\$232,710	\$5,710,936	\$85,664	\$41,145	\$148,000	\$14,800	\$3,085	\$346,168
2023	\$1,201,730	\$86,998	\$68,362	\$20,102,412	\$497,535	\$248,767	\$6,110,702	\$91,661	\$44,143	\$155,000	\$15,500	\$3,185	\$367,107
2024	\$1,201,730	\$86,998	\$68,362	\$21,489,479	\$531,865	\$265,932	\$6,538,451	\$98,077	\$47,361	\$162,000	\$16,200	\$3,285	\$387,830
2025	\$1,237,782	\$89,608	\$70,972	\$22,972,253	\$568,563	\$284,282	\$6,996,143	\$104,942	\$50,784	\$169,000	\$16,900	\$3,385	\$412,572
	\$23,759,975	\$1,720,080	\$1,291,459	\$278,739,140	\$6,896,794	\$3,449,397	\$84,276,772	\$1,264,152	\$55,263	\$2,448,000	\$244,800	\$28,350	\$5,412,470

NPV at 7% = \$2,239,433

1. Base Assessed Values provided by the Assessor's Office, 2003 Assessed Values and Real Estate Taxes based on hard construction costs of \$1,456,000, multiplied by applicable tax rate of 7.2394 per \$100 assessed value (excludes Commercial Surcharge and Blind Pension levies per TIF Act).
2. Additional Assessed Values and Real Estate Taxes based on hard construction costs of \$95,000 (2004) and \$600,000 (2005) multiplied by applicable tax rate of 7.2394 per \$100 assessed value.
3. Base Payroll estimated at \$225,000 for 2001 (to be confirmed by City), 2003 Payroll based on 76 new jobs with annual salaries ranging from \$17,000 to \$40,000, multiplied by earnings and payroll tax rate of 1.5%. Payroll for remaining years based on business plan and projections provided by Developer.
4. Base Utility Costs based on estimated 2001 utility costs (to be confirmed by the City).
5. 2003-2025 Utility Tax based on approximate utility fees as estimated by the Developer, multiplied by applicable tax rate of 10%.
6. Projections assume completion of the Project by December 31, 2005.

WALTER KNOLL FLORIST COST-BENEFIT ANALYSIS WITH TIF

WALTER KNOLL FLORIST

Assessed Value	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<i>Taxing Jurisdiction</i>												
Blind Pension	\$678,711	\$726,432	\$921,025	\$921,025	\$948,656	\$948,656	\$977,116	\$977,116	\$1,006,429	\$1,006,429	\$1,036,622	\$1,036,622
Community Mental Health												
Community College District												
Metro Zoo, Park, and Museum District												
Sheltered Workshop												
School District												
Metropolitan Sewer District												
City of St. Louis												
Library												
Total	7.2884	100.00%	\$18,838	\$18,852	\$18,910	\$18,919	\$18,927	\$18,927	\$18,936	\$18,936	\$18,945	\$18,945

Estimated Commercial Surcharge to Taxing

Districts with TIF

WALTER KNOLL FLORIST

Assessed Value	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<i>Taxing Jurisdiction</i>												
Blind Pension	\$678,711	\$726,432	\$921,025	\$921,025	\$948,656	\$948,656	\$977,116	\$977,116	\$1,006,429	\$1,006,429	\$1,036,622	\$1,036,622
Community College District												
Metro Zoo, Park, and Museum District												
Sheltered Workshop												
School District												
Metropolitan Sewer District												
City of St. Louis												
Library												
Total	1.8400	100.00%	\$11,913	\$15,105	\$15,558	\$15,558	\$16,024	\$16,024	\$16,506	\$16,506	\$17,001	\$17,001

WALTER KNOLL FLORIST COST-BENEFIT ANALYSIS WITH TIF

WALTER KNOLL FLORIST

Assessed Value	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTALS
	\$1,067,721	\$1,067,721	\$1,099,753	\$1,099,753	\$1,132,746	\$1,132,746	\$1,166,728	\$1,166,728	\$1,201,730	\$1,201,730	\$1,237,782	\$23,759,975
<i>Taxing Jurisdiction</i>												
Blind Pension	0.0300	\$320	\$320	\$330	\$340	\$340	\$350	\$350	\$361	\$361	\$371	\$7,129
Community Mental Health	0.0899	\$231	\$231	\$231	\$231	\$231	\$231	\$231	\$231	\$231	\$231	\$5,313
Community College District	0.2300	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$13,616
Metro Zoo, Park, and Museum District	0.2220	\$571	\$571	\$571	\$571	\$571	\$571	\$571	\$571	\$571	\$571	\$13,133
Sheltered Workshop	0.1489	\$366	\$366	\$366	\$366	\$366	\$366	\$366	\$366	\$366	\$366	\$8,678
School District	4.3000	\$11,069	\$11,069	\$11,069	\$11,069	\$11,069	\$11,069	\$11,069	\$11,069	\$11,069	\$11,069	\$254,587
Metropolitan Sewer District	0.0890	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$5,287
City of St. Louis	1.5991	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$94,688
Library	0.5595	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$33,120
Total	7.2684	\$18,954	\$18,954	\$18,954	\$18,974	\$18,974	\$18,984	\$18,984	\$18,995	\$18,995	\$19,005	\$435,711

Estimated Commercial Surcharge to Taxing Districts with TIF

WALTER KNOLL FLORIST

Assessed Value	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTALS
	\$1,067,721	\$1,067,721	\$1,099,753	\$1,099,753	\$1,132,746	\$1,132,746	\$1,166,728	\$1,166,728	\$1,201,730	\$1,201,730	\$1,237,782	\$23,759,975
<i>Taxing Jurisdiction</i>												
Blind Pension	0.0300	\$96	\$96	\$99	\$102	\$102	\$105	\$105	\$108	\$108	\$111	\$2,137
Community College District	0.0700	\$747	\$747	\$770	\$793	\$793	\$817	\$817	\$841	\$841	\$866	\$16,634
Metro Zoo, Park, and Museum District	0.0730	\$779	\$779	\$803	\$827	\$827	\$852	\$852	\$877	\$877	\$904	\$17,345
Sheltered Workshop	0.0160	\$171	\$171	\$176	\$181	\$181	\$187	\$187	\$192	\$192	\$198	\$3,801
School District	1.1740	\$12,535	\$12,535	\$12,911	\$13,298	\$13,298	\$13,697	\$13,697	\$14,108	\$14,108	\$14,532	\$278,938
Metropolitan Sewer District	0.0730	\$779	\$779	\$803	\$827	\$827	\$852	\$852	\$877	\$877	\$904	\$17,345
City of St. Louis	0.1480	\$1,559	\$1,559	\$1,606	\$1,654	\$1,654	\$1,703	\$1,703	\$1,755	\$1,755	\$1,807	\$34,691
Library	0.0790	\$843	\$843	\$869	\$895	\$895	\$922	\$922	\$949	\$949	\$978	\$18,770
Total	1.8400	\$17,509	\$17,509	\$18,037	\$18,577	\$18,577	\$19,135	\$19,135	\$19,707	\$19,707	\$20,300	\$386,661

WALTER KNOLL FLORIST COST-BENEFIT ANALYSIS WITH TIF

Estimated Payroll & Earnings Tax with TIF

WALTER KNOLL FLORIST

Payroll	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
	\$1,500,000	\$1,650,000	\$1,812,360	\$1,937,252	\$2,074,581	\$2,211,919	\$2,374,273	\$2,535,724	\$2,713,225	\$2,903,160	\$3,106,371	\$3,323,817
	Levy as % of											
	Total											
	1.500%											
Tax Type												
City Payroll and Earnings Tax	\$12,938	\$14,063	\$15,280	\$16,217	\$17,247	\$18,277	\$19,495	\$20,705	\$22,037	\$23,461	\$24,985	\$26,616
	100.00%											
Total	\$12,938	\$14,063	\$15,280	\$16,217	\$17,247	\$18,277	\$19,495	\$20,705	\$22,037	\$23,461	\$24,985	\$26,616

Estimated Utility Tax Distribution with TIF

WALTER KNOLL FLORIST

Utility Usage	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
	\$60,000	\$65,000	\$66,000	\$70,000	\$73,000	\$77,000	\$81,000	\$85,000	\$88,000	\$92,000	\$96,000	\$101,000
	Levy as % of											
	Total											
	10.000%											
Tax Type												
City Utility Tax	\$4,915	\$5,085	\$5,215	\$5,415	\$5,565	\$5,765	\$5,965	\$6,165	\$6,315	\$6,515	\$6,715	\$6,965
	100.00%											
Total	\$4,915	\$5,085	\$5,215	\$5,415	\$5,565	\$5,765	\$5,965	\$6,165	\$6,315	\$6,515	\$6,715	\$6,965

Estimated Retail Sales Tax with TIF

WALTER KNOLL FLORIST

Local Retail Sales	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
	\$5,000,000	\$5,500,000	\$6,050,000	\$6,462,005	\$6,911,954	\$7,386,875	\$7,868,765	\$8,443,601	\$9,026,424	\$9,649,247	\$10,315,045	\$11,026,763
	Levy as % of											
	Total											
	7.617%											
Sales Taxing District & Tax Type												
City - General Fund	\$34,375	\$37,813	\$41,594	\$44,426	\$47,520	\$50,785	\$54,304	\$58,051	\$62,057	\$66,339	\$70,916	\$75,609
City - Capital Improvements	\$12,500	\$13,750	\$15,125	\$16,155	\$17,280	\$18,467	\$19,747	\$21,110	\$22,566	\$24,123	\$25,788	\$27,567
City - Transportation	\$12,500	\$13,750	\$15,125	\$16,155	\$17,280	\$18,467	\$19,747	\$21,110	\$22,566	\$24,123	\$25,788	\$27,567
Metropolitan Parks	\$2,500	\$2,750	\$3,025	\$3,231	\$3,456	\$3,693	\$3,949	\$4,222	\$4,513	\$4,825	\$5,158	\$5,513
Bi-State	\$12,500	\$13,750	\$15,125	\$16,155	\$17,280	\$18,467	\$19,747	\$21,110	\$22,566	\$24,123	\$25,788	\$27,567
Dissegregation	\$33,350	\$36,685	\$40,354	\$43,102	\$46,103	\$49,270	\$52,685	\$56,320	\$60,206	\$64,360	\$68,801	\$73,549
State	\$211,250	\$232,375	\$255,613	\$273,020	\$292,030	\$312,095	\$333,724	\$356,751	\$381,366	\$407,881	\$436,811	\$468,882
Total	\$516,976	\$560,873	\$605,961	\$642,244	\$684,949	\$731,244	\$780,903	\$833,674	\$890,640	\$950,674	\$1,013,674	\$1,080,464

WALTER KNOLL FLORIST COST-BENEFIT ANALYSIS WITH TIF

Estimated Payroll & Earnings Tax with TIF

WALTER KNOLL FLORIST

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTALS
Payroll	\$3,558,484	\$3,803,438	\$4,071,819	\$4,369,846	\$4,661,825	\$4,988,153	\$5,337,324	\$5,710,936	\$6,110,702	\$6,538,451	\$6,998,143	\$84,276,773
<i>Levy as % of Total</i>												
<i>% Amount</i>	1.500%	1.500%	1.500%	1.500%	1.500%	1.500%	1.500%	1.500%	1.500%	1.500%	1.500%	1.500%
Tax Type												
City Payroll and Earnings Tax	\$28,361	\$30,228	\$32,228	\$34,364	\$36,651	\$39,089	\$41,717	\$44,520	\$47,518	\$50,726	\$54,159	\$670,890
Total	\$28,361	\$30,228	\$32,228	\$34,364	\$36,651	\$39,089	\$41,717	\$44,520	\$47,518	\$50,726	\$54,159	\$670,890

Estimated Utility Tax Distribution with TIF

WALTER KNOLL FLORIST

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTALS
Utility Usage	\$106,000	\$111,000	\$117,000	\$123,000	\$129,000	\$135,000	\$141,000	\$148,000	\$155,000	\$162,000	\$169,000	\$2,448,000
<i>Levy as % of Total</i>												
<i>% Amount</i>	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%
Tax Type												
City Utility Tax	\$7,215	\$7,485	\$7,765	\$8,065	\$8,365	\$8,685	\$8,965	\$9,315	\$9,665	\$10,015	\$10,365	\$168,445
Total	\$7,215	\$7,485	\$7,765	\$8,065	\$8,365	\$8,685	\$8,965	\$9,315	\$9,665	\$10,015	\$10,365	\$168,445

Estimated Retail Sales Tax with TIF

WALTER KNOLL FLORIST

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTALS
Local Retail Sales	\$11,787,631	\$12,600,978	\$13,470,445	\$14,399,906	\$15,393,489	\$16,455,651	\$17,591,081	\$18,804,876	\$20,102,412	\$21,489,479	\$22,972,253	\$278,739,140
<i>Levy as % of Total</i>												
<i>% Amount</i>	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%	1.375%
Sales Taxing District & Tax Type												
City - General Fund	\$81,040	\$86,632	\$92,609	\$98,969	\$105,830	\$113,133	\$120,939	\$129,284	\$138,204	\$147,740	\$157,934	\$1,916,333
City - Capital Improvements	\$29,469	\$31,502	\$33,676	\$35,000	\$36,464	\$37,978	\$39,548	\$41,172	\$42,850	\$44,578	\$46,356	\$568,849
City - Transportation	\$29,469	\$31,502	\$33,676	\$35,000	\$36,464	\$37,978	\$39,548	\$41,172	\$42,850	\$44,578	\$46,356	\$568,849
Metropolitan Parks	\$5,894	\$6,300	\$6,735	\$7,200	\$7,697	\$8,228	\$8,796	\$9,402	\$10,051	\$10,745	\$11,486	\$139,369
Bi-State	\$29,469	\$31,502	\$33,676	\$35,000	\$36,464	\$37,978	\$39,548	\$41,172	\$42,850	\$44,578	\$46,356	\$568,849
Desegregation	\$78,623	\$84,049	\$89,848	\$96,047	\$102,675	\$109,759	\$117,333	\$125,429	\$134,063	\$143,335	\$153,225	\$1,859,191
State	\$498,027	\$532,391	\$569,126	\$608,396	\$650,375	\$695,251	\$743,224	\$794,506	\$849,327	\$907,930	\$970,578	\$11,776,729
Total	\$751,981	\$803,878	\$855,346	\$916,842	\$982,029	\$1,048,788	\$1,122,228	\$1,199,657	\$1,282,433	\$1,370,922	\$1,466,516	\$17,792,168

WALTER KNOLL FLORIST COST-BENEFIT ANALYSIS WITHOUT TIF

Estimated Real Estate Taxes to Taxing
Districts without TIF

WALTER KNOLL FLORIST

Assessed Value	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
	\$259,694	\$252,594	\$255,220	\$267,872	\$270,551	\$273,257	\$275,989	\$278,749	\$281,536	\$284,352	\$287,195	\$290,067
<i>Taxing Jurisdiction</i>	<i>Levy as % of</i>											
	<i>Levy Amount</i>	<i>Total</i>										
Blind Pension	0.0300	\$78	\$79	\$80	\$81	\$82	\$83	\$84	\$84	\$85	\$86	\$87
Community Mental Health	0.0899	\$234	\$236	\$238	\$241	\$243	\$246	\$248	\$251	\$253	\$256	\$261
Community College District	0.2300	\$598	\$604	\$610	\$616	\$622	\$628	\$635	\$641	\$648	\$654	\$661
Metro Zoo, Park, and Museum District	0.2220	\$577	\$583	\$589	\$595	\$601	\$607	\$613	\$619	\$625	\$631	\$644
Sheltered Workshop	0.1489	\$390	\$394	\$398	\$402	\$406	\$410	\$414	\$418	\$422	\$426	\$431
School District	4.3000	\$11,180	\$11,282	\$11,404	\$11,519	\$11,634	\$11,750	\$11,868	\$12,006	\$12,227	\$12,349	\$12,473
Metropolitan Sewer District	0.0880	\$231	\$234	\$236	\$238	\$241	\$243	\$246	\$251	\$253	\$256	\$258
City of St. Louis	1.5881	\$4,158	\$4,199	\$4,241	\$4,284	\$4,326	\$4,370	\$4,413	\$4,457	\$4,502	\$4,547	\$4,593
Library	0.5995	\$1,455	\$1,469	\$1,484	\$1,499	\$1,514	\$1,529	\$1,544	\$1,560	\$1,575	\$1,591	\$1,623
Total	7.2884	\$18,900	\$19,089	\$19,280	\$19,473	\$19,667	\$19,864	\$20,063	\$20,263	\$20,466	\$20,671	\$21,086

Estimated Commercial Surcharge
Distribution to Taxing Districts without TIF

WALTER KNOLL FLORIST

Assessed Value	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
	\$259,694	\$252,594	\$255,220	\$267,872	\$270,551	\$273,257	\$275,989	\$278,749	\$281,536	\$284,352	\$287,195	\$290,067
<i>Taxing Jurisdiction</i>	<i>Levy as % of</i>											
	<i>Levy Amount</i>	<i>Total</i>										
Blind Pension	0.0080	\$23	\$24	\$24	\$24	\$24	\$25	\$25	\$25	\$26	\$26	\$26
Community College District	0.0700	\$182	\$184	\$186	\$188	\$189	\$191	\$193	\$195	\$197	\$199	\$201
Metro Zoo, Park, and Museum District	0.0730	\$190	\$192	\$194	\$196	\$198	\$199	\$201	\$203	\$206	\$208	\$210
Sheltered Workshop	0.0160	\$42	\$42	\$42	\$43	\$43	\$44	\$44	\$45	\$45	\$46	\$46
School District	1.1740	\$3,052	\$3,083	\$3,114	\$3,145	\$3,176	\$3,208	\$3,240	\$3,273	\$3,305	\$3,338	\$3,405
Metropolitan Sewer District	0.0730	\$180	\$182	\$184	\$186	\$188	\$189	\$201	\$203	\$206	\$210	\$212
City of St. Louis	0.1460	\$380	\$383	\$387	\$391	\$395	\$399	\$403	\$407	\$411	\$415	\$423
Library	0.0790	\$205	\$207	\$210	\$212	\$214	\$216	\$218	\$220	\$222	\$225	\$229
Total	1.6400	\$4,264	\$4,307	\$4,350	\$4,393	\$4,437	\$4,481	\$4,526	\$4,571	\$4,617	\$4,663	\$4,757

WALTER KNOLL FLORIST COST-BENEFIT ANALYSIS WITHOUT TIF

Estimated Real Estate Taxes to Taxing Districts without TIF

WALTER KNOLL FLORIST

Assessed Value	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTALS
	\$292,983	\$295,686	\$298,857	\$301,845	\$304,864	\$307,912	\$310,991	\$314,101	\$317,242	\$320,415	\$320,415	\$6,682,865
<i>Taxing Jurisdiction</i>	<i>Levy Amount</i>	<i>Levy as % of Total</i>										
Blind Pension	0.0300	0.41%	\$88	\$91	\$91	\$92	\$93	\$94	\$95	\$96	\$96	\$2,005
Community Mental Health	0.0899	1.24%	\$266	\$271	\$274	\$277	\$280	\$282	\$285	\$288	\$288	\$6,008
Community College District	0.2300	3.16%	\$674	\$684	\$701	\$708	\$715	\$722	\$730	\$737	\$737	\$15,371
Metro Zoo, Park, and Museum District	0.2220	3.05%	\$650	\$670	\$677	\$684	\$690	\$697	\$704	\$711	\$711	\$14,836
Sheltered Workshop	0.1499	2.06%	\$439	\$444	\$452	\$462	\$466	\$471	\$476	\$480	\$480	\$10,018
School District	4.3000	58.15%	\$12,598	\$12,724	\$13,109	\$13,240	\$13,373	\$13,506	\$13,641	\$13,778	\$13,778	\$287,364
Metropolitan Sewer District	0.0890	1.2%	\$261	\$263	\$269	\$274	\$277	\$280	\$282	\$285	\$285	\$5,948
City of St. Louis	1.5991	22.00%	\$4,885	\$4,732	\$4,827	\$4,924	\$4,973	\$5,023	\$5,073	\$5,124	\$5,124	\$108,866
Library	0.5595	7.70%	\$1,659	\$1,666	\$1,689	\$1,723	\$1,740	\$1,757	\$1,775	\$1,793	\$1,793	\$37,391
Total	7.2694	100.00%	\$21,297	\$21,510	\$21,725	\$22,162	\$22,607	\$22,893	\$23,062	\$23,292	\$23,292	\$485,806

Estimated Commercial Surcharge Distribution to Taxing Districts without TIF

WALTER KNOLL FLORIST

Assessed Value	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTALS
	\$292,983	\$295,686	\$298,857	\$301,845	\$304,864	\$307,912	\$310,991	\$314,101	\$317,242	\$320,415	\$320,415	\$6,682,865
<i>Taxing Jurisdiction</i>	<i>Levy Amount</i>	<i>Levy as % of Total</i>										
Blind Pension	0.0300	0.05%	\$26	\$27	\$27	\$28	\$28	\$28	\$29	\$29	\$29	\$601
Community College District	0.0700	4.27%	\$205	\$207	\$211	\$216	\$218	\$220	\$222	\$224	\$224	\$4,678
Metro Zoo, Park, and Museum District	0.0730	4.45%	\$214	\$216	\$220	\$225	\$227	\$229	\$232	\$234	\$234	\$4,879
Sheltered Workshop	0.0160	0.98%	\$47	\$47	\$48	\$49	\$50	\$50	\$51	\$51	\$51	\$1,069
School District	1.1740	71.59%	\$3,474	\$3,509	\$3,544	\$3,615	\$3,651	\$3,688	\$3,724	\$3,762	\$3,762	\$78,457
Metropolitan Sewer District	0.0730	4.45%	\$214	\$216	\$220	\$225	\$227	\$229	\$232	\$234	\$234	\$4,879
City of St. Louis	0.1460	8.90%	\$426	\$432	\$436	\$450	\$454	\$459	\$463	\$468	\$468	\$9,757
Library	0.0790	4.82%	\$231	\$234	\$238	\$243	\$246	\$248	\$251	\$253	\$253	\$5,279
Total	1.8400	100.00%	\$4,865	\$4,901	\$4,950	\$5,050	\$5,100	\$5,151	\$5,203	\$5,255	\$5,255	\$105,569

WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN**APPENDIX 6
ACQUISITION PARCELS**

ADDRESS	OWNER OF RECORD
2741-45 LaSalle	Southern Commercial Bank
2757-65 LaSalle	Southern Commercial Bank
2801 LaSalle	Troske Redevelopment Corporation c/o Southern
2811 LaSalle	Southern Commercial Bank
1013 California	Troske Redevelopment Corporation c/o Southern
2800 LaSalle	Southern Commercial Bank
2749 LaSalle	Southern Commercial Bank
2818 LaSalle	Donald C. Laciny
2816 LaSalle	LRA
2814 LaSalle	Oscar & Irene Montgomery
2808 LaSalle	Baisch & Skinner, Inc.
2806 LaSalle	Johnny Bond
2803 Hickory	Demeco Moore
2805 Hickory	City of St. Louis
2801 Hickory	LCRA

WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN

APPENDIX 7
DEVELOPER AFFIDAVITSTATE OF MISSOURI)
)
CITY OF ST. LOUIS)AFFIDAVIT

I, the undersigned, am over the age of 18 years and have personal knowledge of matters stated herein.

The undersigned swears, affirms, and certifies the following to be true to induce the approval of Tax Increment Financing for the area of the Walter Knoll Florist TIF Redevelopment Area, St. Louis, Missouri.

1. I am a duly authorized representative of W.C. & D. Enterprises, d/b/a Walter Knoll Florist, ("Developer") and am authorized by the Developer to attest to the matters set forth herein.

2. I am familiar with the property described in the Walter Knoll Florist Tax Increment Financing ("TIF") Redevelopment Plan, prepared by Developer, and dated August 23, 2002 (the "Redevelopment Plan"). In my opinion, based on the analysis of factors set forth in the Redevelopment Plan, the Redevelopment Area, on the whole, qualifies as a "blighted area" as defined in Section 99.805 of the Missouri Revised Statutes, has not been subject to growth and development through investment by private enterprise without public assistance, and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

And Further Affiant Sayeth Not.

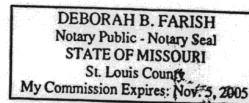
W.C. & D. ENTERPRISES,
d/b/a WALTER KNOLL FLORIST

By: Gail Knoll
Name: Gail Knoll
Its: President

Subscribe and sworn to before me this 7th day of August, 2002.

Deborah B. Farish

::ODMA\FCDocs\ST_LOUIS\1268261\1



WALTER KNOLL FLORIST AMENDED TIF REDEVELOPMENT PLAN

APPENDIX 8
EVIDENCE OF COMMITMENT TO FINANCE
PROJECT COSTS

DM : SOUTHERN COMMERCIAL BANK PHONE NO. : 314 633 6027 Aug. 06 2002 02:16PM P.

Southern Commercial Bank

Common Sense Bank

August 6, 2002

5515 South Grand
St. Louis, MO 63108
Telephone: (314) 633-6027
FAX: (314) 633-6027

Gail Knoll
Walter Knoll Florist

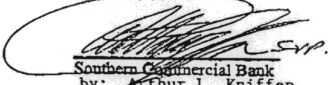
Re: Proposed Tax Increment Financing Project for Walter Knoll Florist
 St. Louis, Missouri

Dear Gail:

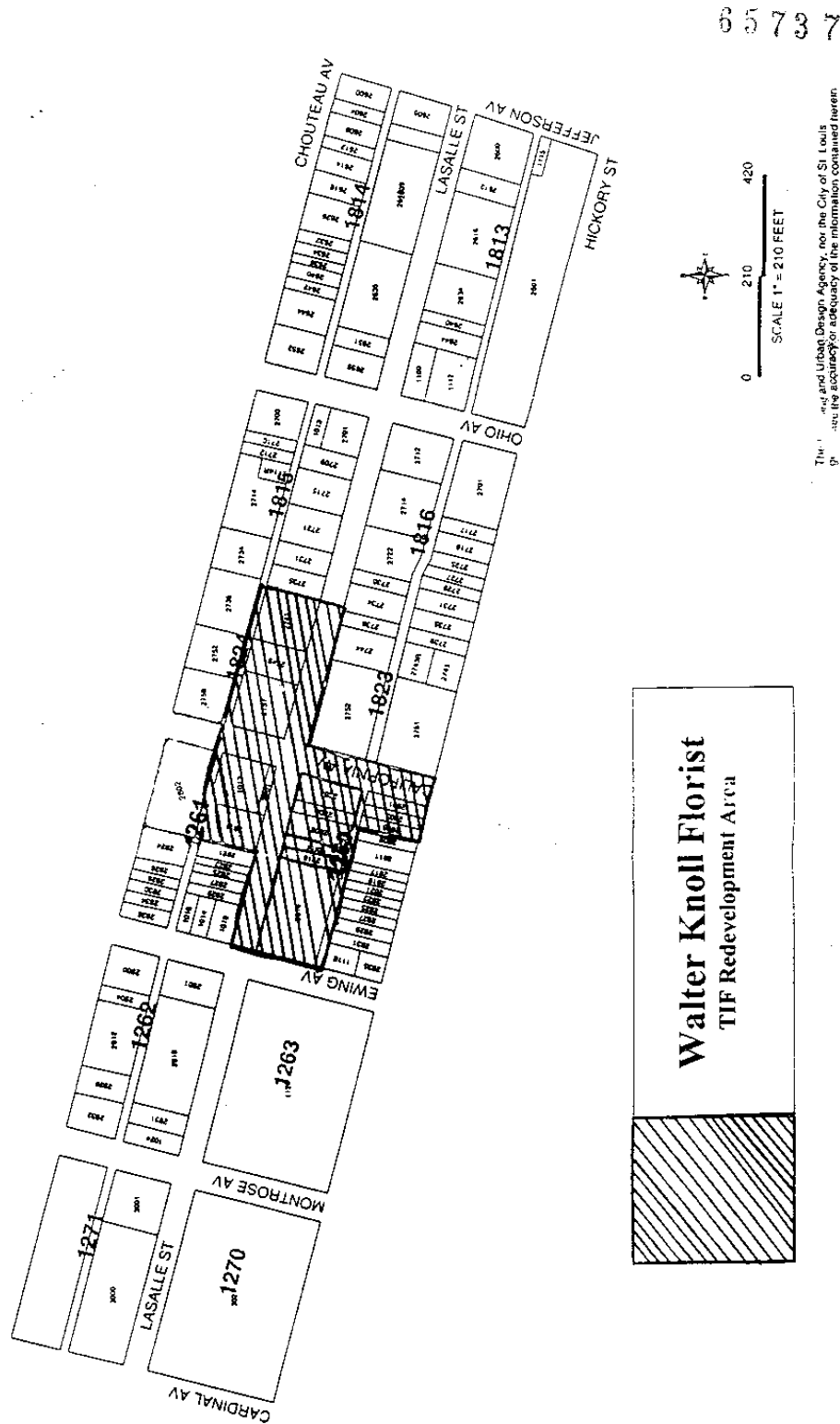
The purpose of this letter is to reiterate our interest in providing financing for your proposed project to rehabilitate existing structures and to construct new buildings along La Salle Street and California Street in St. Louis, Missouri, as well as greenhouses, surface parking, and new office and retail space which will be necessary for expansion of your florist business (the "Project").

As we have discussed, financing of the Project would not be feasible without the assistance of tax increment financing. Therefore, please be advised that we are excited to explore the possibility of financing the Project should the City of St. Louis issue the necessary tax increment financing.

Should you have any questions, please do not hesitate to call.

Very truly yours,

Southern Commercial Bank
by: Arthur L. Kniffen
Senior Vice President

ORDINANCE NO. 65737 - MAP OF WALTER KNOLL FLORIST TIF REDEVELOPMENT AREA



ORDINANCE #65738
Board Bill No. 315

An ordinance approving a Redevelopment Plan for the 7001-17 Pennsylvania Ave. & 210 W. Quincy St. Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 22, 2002 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that any property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is partially occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the city to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the city of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for 7001-17 Pennsylvania Ave. and 210 W. Quincy Street Area, dated October 22, 2002, consisting of a Title Page, a Table of Contents Page, and fourteen (14) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of this Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Section 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as 7001-17 Pennsylvania Ave. and 210 W. Quincy Street Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated October 22, 2002 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as whole, for the redevelopment of the Area by private enterprise and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is partially occupied. If it should become occupied all eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and polices.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this board and accordingly this Board hereby:

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and
- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area of any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth there in and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBEs and WBEs established by the City;
- (d) To adhere to the requirements of the Executive Order of the Mayor of the city, dated July 24, 1997.
- (e) To comply with the requirements of Ordinance No. 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. A Redeveloper may seek ten-(10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 1994, as amended, upon applications as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created:

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to twenty-five (25) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan.

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification, which will substantially change the Plan, must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

EXHIBIT "A"

**7001-17 PENNSYLVANIA AVENUE & 210 W. QUINCY AREA
LEGAL DESCRIPTION**

Parcel 1	C.B. 3015 Pennsylvania Avenue 18 FT 5 ½ IN x 95 FT 1 ¾ IN Eilers Addn Block 64 BND N-Quincy Street 3015-00-0040 7001 Pennsylvania Avenue	Parcel 5	C.B. 3015 Pennsylvania Avenue 25 FT X 138 FT Eilers Addn Bounded S-180 FT 5 IN NL or Blow St. 3015-00-0080 7011 Pennsylvania Avenue
Parcel 2	C.B. 3015 Pennsylvania Avenue 18 FT 6 ½ IN x 95 FT 1 ¾ IN Eiler Addn Block 64 Bounded N-18 FT 5 ½ IN SSL of Quincy 3015-00-0050 7003 Pennsylvania Avenue	Parcel 6	C.B. 3015 Pennsylvania Avenue 30 FT x 138 FT Eiler Addn Bounded N-120 FT 5 IN S SL Quincy 3015-00-0090 7013 Pennsylvania Avenue
Parcel 3	C.B. 3015 Pennsylvania Avenue 33 FT 5 IN x 89 FT 11 IN Eilers Addn Block 64 3015-00-0060 7005 Pennsylvania Avenue	Parcel 7	C.B. 3015 Pennsylvania Avenue 150.42 FT X 138.15 FT Eilers Addn Block 64 Bounded by Blow Street 3015-00-0115 7017 Pennsylvania Avenue
Parcel 4	C.B. 3015 Pennsylvania 25 FT x 138 FT Eilers Addn Block 64 Bounded N-70 FT 5 IN S of Quincy 3015-00-0070 7009 Pennsylvania Avenue	Parcel 8	C.B. 3015 Quincy 43 FT/50 FT x 70 FT 5 IN Eiller Addn Block 64 Bounded E-94 FT W of Pennsylvania Ave. 3015-00-0030 210 W. Quincy Street _

EXHIBIT "B"
Form: 1/14/02

BLIGHTING STUDY AND PLAN
FOR THE
7001-17 PENNSYLVANIA AVENUE & 210 W. QUINCY AREA
PROJECT #9469
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
OCTOBER 22, 2002

MAYOR
FRANCIS SLAY

**BLIGHTING STUDY AND PLAN FOR
7001-17 PENNSYLVANIA AVE. & 210 W. QUINCY AREA**

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EXHIBITS

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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 7001-17 Pennsylvania Avenue and 210 W. Quincy Street Area ("Area") encompasses approximately 0.96 acres in the Carandolet neighborhood of the City of St. Louis ("City") and is located on the west side of Pennsylvania Avenue with Quincy Street to the north and Blow Street to the south and on the south side of Quincy Street with Pennsylvania Avenue to the east and Minnesota Avenue to the west.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises eight parcels of City Block 3015. The Area is in fair condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems,

etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 10.0 % unemployment rate for the City as of June, 2002. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently approximately 10 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include two unoccupied residential buildings, one occupied two-family (7005 Pennsylvania Avenue), three commercial buildings and two vacant lots (7013 Pennsylvania Avenue and 210 W. Quincy).

The land use, including the location of public and private uses, streets and other rights-of-way is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential and commercial purposes.

Residential density for the surrounding neighborhoods is approximately 10.70 persons per acre.

5. CURRENT ZONING

The Area is zoned "B" Two-Family dwelling District, pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is partially occupied and in fair condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive commercial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial uses permitted in Areas designated "J" Industrial District by the City of St. Louis Zoning Code. Redevelopers authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall not be permitted to use said property for the following:

pawn shops, adult bookstores, x-rated movie houses, massage parlors or health spas, auto and truck dealers (new or used), storefront churches, pinball arcades, pool halls, secondhand or junk shops, tattoo parlors, truck or other equipment rentals requiring outside storage, blood donor facilities, free standing package liquor stores, check cashing centers, any use (except for financial institutions or pharmacies) that utilizes a sales or service window or facility for customers who are in cars, or restaurants that sell products to customers who are in cars or who consume the sold products in cars parked on the restaurant premises, or sell products through a sales window to customers who are in cars or to pedestrians outside the building for immediate consumption by the customer either on or off the premises, automobile service or stations.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area should be "J" Industrial District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. **PROPOSED EMPLOYMENT FOR THIS AREA**

Approximately 5 to 10 new permanent jobs will be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature of the proposed development

6. **CIRCULATION**

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. **BUILDING AND SITE REGULATIONS**

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

Each Redeveloper shall develop the Area in accordance with this Plan and the Redevelopment Agreement, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet this requirement may result in suspension of tax abatement.

8. **URBAN DESIGN**

a. **Urban Design Objectives**

The properties shall be developed so they are attractive commercial assets to the surrounding neighborhood.

b. **Urban Design Regulations**

Rehabilitation shall respect the original exterior and the exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design

New construction shall be compatible in design with the surrounding neighborhood, if any, in terms of scale, material, set back, profile and site layout.

c. **Landscaping**

The property shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, as determined by the Parks Department of the City depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. Existing, healthy trees and shrubs shall be retained, if feasible.

9. **PARKING REGULATIONS**

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. **SIGN REGULATIONS**

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. A uniform signage plan must be prepared by the Redeveloper for the entire project. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building: Upper Level signage shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters more than one foot in height for each ten foot (10') of building height provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5')). Pedestrian level signage shall be below the second floor window sill of a structure and/or above the store front windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty (50) sq. ft. on ten percent (10%) of the ground floor façade area.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed and are placed neatly within the window or door opening. Signage on awnings may be located on the sloping portion of the canvas awning, on the front of a canopy or on the awning valance. In no case shall signage be allowed on both an awning and a building for the same business. Logos and graphic elements may be up to ten (10) sq. ft. in size (depending on the size of the awning), while names or brand copy shall be in proportion to the size of the awning, but in no case shall lettering be more than twelve inches (12") high.

One ground or monument sign per use may be permitted provided it does not exceed ten (10) feet in height nor exceed fifty (50) square feet per side, and provided the LCRA confirms that such a sign is required based upon the use, location or siting of the structure.

Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, roof signs, pole signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately two (2) years of approval of this Plan by ordinance and completed within approximately three (3) years of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the development of the Area will be borne by the Redeveloper.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain or otherwise.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (1986) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is partially occupied. All eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper may seek ten-(10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 1994, as amended, upon applications as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

**7001-17 PENNSYLVANIA AVENUE & 210 W. QUINCY AREA
LEGAL DESCRIPTION**

Parcel 1	C.B. 3015 Pennsylvania Avenue 18 FT 5 ½ IN x 95 FT 1 ¾ IN Eilers Addn Block 64 BND N-Quincy Street 3015-00-0040 7001 Pennsylvania Avenue	Parcel 5	C.B. 3015 Pennsylvania Avenue 25 FT X 138 FT Eilers Addn Bounded S-180 FT 5 IN NL or Blow St. 3015-00-0080 7011 Pennsylvania Avenue
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Parcel 2	C.B. 3015 Pennsylvania Avenue 18 FT 6 ½ IN x 95 FT 1 ¾ IN Eiler Addn Block 64 Bounded N-18 FT 5 ½ IN SSL of Quincy 3015-00-0050 7003 Pennsylvania Avenue	Parcel 6	C.B. 3015 Pennsylvania Avenue 30 FT x 138 FT Eiler Addn Bounded N-120 FT 5 IN S SL Quincy 3015-00-0090 7013 Pennsylvania Avenue
Parcel 3	C.B. 3015 Pennsylvania Avenue 33 FT 5 IN x 89 FT 11 IN Eilers Addn Block 64 3015-00-0060 7005 Pennsylvania Avenue	Parcel 7	C.B. 3015 Pennsylvania Avenue 150.42 FT X 138.15 FT Eilers Addn Block 64 Bounded by Blow Street 3015-00-0115 7017 Pennsylvania Avenue
Parcel 4	C.B. 3015 Pennsylvania 25 FT x 138 FT Eilers Addn Block 64 Bounded N-70 FT 5 IN S of Quincy 3015-00-0070 7009 Pennsylvania Avenue	Parcel 8	C.B. 3015 Quincy 43 FT/50 FT x 70 FT 5 IN Eiller Addn Block 64 Bounded E-94 FT W of Pennsylvania Ave. 3015-00-0030 210 W. Quincy Street —

See attached Exhibits B, C & D

EXHIBIT "E"
FORM: 08/02/99

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

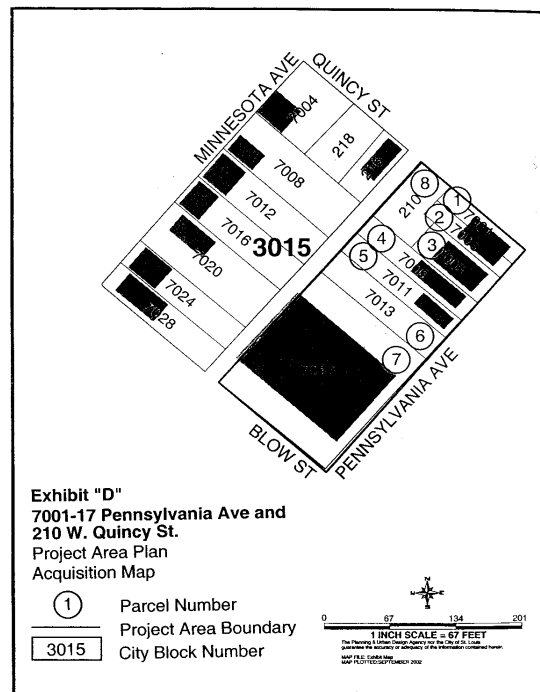
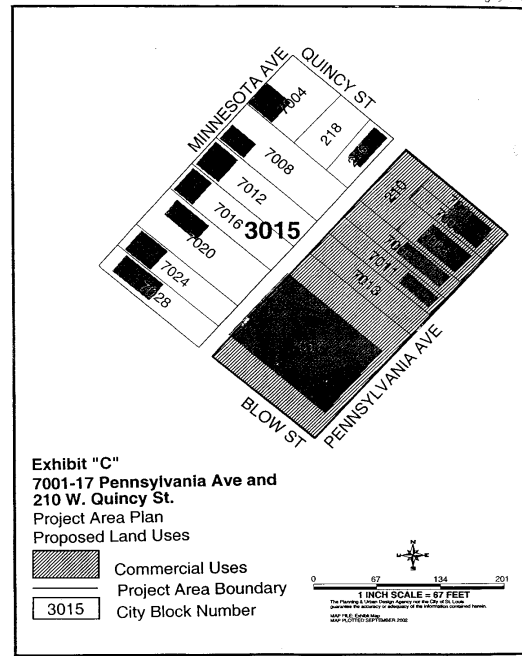
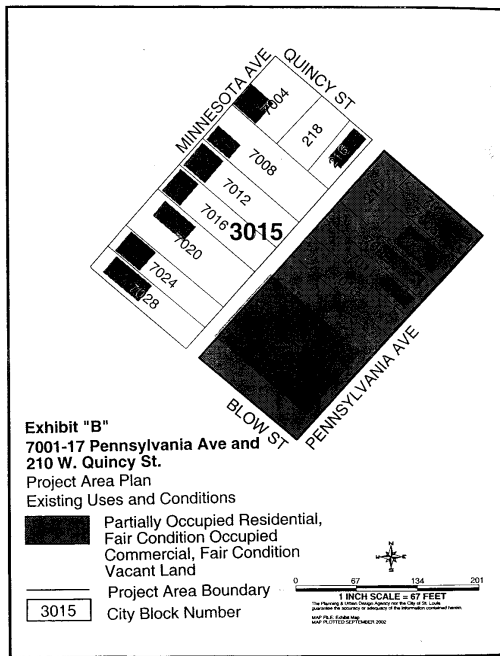
The Redeveloper shall fully comply with Executive Order #28 dated July 24, 1997 relating to minority and women-owned business participation in City contracts.

The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

The Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.

Approved: December 21, 2002

ORDINANCE NO. 65738 - EXHIBITS B, C & D



ORDINANCE #65739
Board Bill No. 310

An ordinance affirming that the area blighted by Ordinance 64794, known as the 408 Olive St. and 400 Washington Ave. ("Area") as described in Exhibit "A-1" attached hereto and incorporated by reference, is a blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), affirming that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Amended Blighting Study and Plan dated October 22, 2002 for the Area ("Amended Plan"), incorporated herein by Exhibit "B" for an Amended Area ("Amended Area"), incorporated herein by Exhibit "A," pursuant to Section 99.430; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain finding that the property within the Area is currently partially occupied, and the Redeveloper shall be responsible for providing relocation assistance pursuant to the Amended Plan to any eligible occupants displaced as a result of implementation of the Amended Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Amended Plan; finding that there shall be available up to twenty (20) year tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and exercise their respective powers in a manner consistent with the Plan.

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a Land Clearance Project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, by Ordinance 64794, this Board found the property located in the 408 Olive St. and 400 Washington Ave. Area to be a "blighted area" as defined in Section 99.320 (3) of the Statute and said property remains blighted; and

WHEREAS, by Ordinance 64794, this Board also approved a Redevelopment Plan for the Area, dated July 27, 1999; and

WHEREAS, it is desirable and in the public interest to amend the Redevelopment Plan approved by Ordinance 64794 by approving an Amended Area; and

WHEREAS, the LCRA has recommended such an amended plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Amended Blighting Study and Plan for 401 & 408 Olive St. and 400 Washington Ave.", dated July 27, 1999, amended October 22, 2002, consisting of a Title Page, a Table of Contents Page, and thirteen (13) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Amended Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Amended Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Amended Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Amended Area; and

WHEREAS, the Amended Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Amended Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Amended Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Amended Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The finding of the Board of Aldermen, by St. Louis Ordinance 64794, that 408 Olive St. described therein (and described herein as Exhibit "A-1" attached hereto and incorporated herein) is a blighted area, as defined in Section 99.320(3) of the Revised Statutes of Missouri, 1994, as amended (the "Statute" being Section 99.300 to 99.715 inclusive, as amended) is hereby confirmed and that 401 Olive St. described herein (Exhibit "A") is a blighted area, as revised by Section 99.320 (3) of the Revised Statute of Missouri, 1994 as amended.

SECTION TWO. The redevelopment of the Amended Area as described in Exhibit "A", as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Amended Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the additional property included in the Amended Area is also blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Amended Blighting Study and Plan for the Area, amended October 22, 2002 ("Amended Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Amended Plan with the Minutes of this meeting.

SECTION FIVE. The Amended Plan for the Amended Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Amended Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Amended Plan for the Amended Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Amended Plan for the Amended Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Amended Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Amended Plan for the Amended Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may not acquire any property in the Amended Area by the exercise of eminent domain.

SECTION NINE. The property within the Amended Area is currently partially occupied. All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Thirteen, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Amended Plan for the Amended Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Amended Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

- (a) Pledges its cooperation in helping to carry out the Amended Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Amended Plan; and
- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amended Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Amended Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be in the Amended Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Amended Area, all Redevelopers shall agree:

- (a) To use the property in accordance with the provisions of the Amended Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Amended Plan, bona fide Minority Business Enterprise ("MBE's") and Women Business Enterprise ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the

Community Development Commission of the City;

- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.
- (e) To comply with the requirements of Ordinance No. 60275 of the City;
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and
- (g) That the language of this Section Fourteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control and interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control and interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. The Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 1994, as amended, upon application as provided therein. Such real estate tax abatement shall not include any Special Business District taxes which may be assessed for the property located in a Special Business District.

In lieu of the ten (10) year abatement outlined above, a Redeveloper seeking to redevelop property at 408 Olive St. which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District taxes which may be assessed for the property located in a Special Business District for a total period of up to twenty (20) years from the commencement of such tax abatement, in accordance with the following provisions this Plan:

If property in the Amended Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Amended Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

For the ensuing period of up to ten (10) years following the original period stated above, any such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements.

Thereafter any such corporation shall pay the full amount of taxes.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said twenty (20) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond twenty (20) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Amended Plan, shall be approved by the St. Louis Board of Aldermen in the same manner as the Amended Plan was first approved. Modifications which will substantially change the Amended Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Amended Area, or to other items which alter the nature or intent of the Amended Plan.

The Amended Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Amended Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

EXHIBIT "A"

THE 401 & 408 OLIVE STREET AND 400 WASHINGTON AVENUE AREA LEGAL DESCRIPTION

- 1.) 400 Washington Avenue: CB 97 4th ST., 150 ft./irreg./90 ft. 3 in./110 ft. Common Fields Add'n., block 3 bounded N. Washington Avenue. **(97-00-0030)**
- 2.) 408 Olive Street: CB 100 4th ST., 116 ft. 2 in., by 127 ft. 6 in., Chouteau & Lucas Add'n., lot 10. **(100-00-0010)**
- 3.) 401 Olive Street includes:

301 N. 4th St.: CB 99 4th St., 114 ft. 5 in./irreg. x 120/134 ft 6 3/8 in., Lucas and Chouteau Add'n., BD S. Olive St. **(09900070)**

413 R Olive St. CB 99 no front 57 ft. x 14 ft. 8 in. Lucas " Add'n. bounded S. private alley. **(09900065)**

EXHIBIT "A-1"

THE 408 OLIVE STREET & 400 WASHINGTON AVENUE ARE LEGAL DESCRIPTION

- 1.) 400 Washington Avenue:
CB 97 4th St., 150 ft./irreg./90 ft. 3 in./110 ft. Common Fields Add'n., block 3 bounded N. Washington Avenue **(97-00-0030)**
- 2.) 408 Olive Street:
CB 100 4th St., 116 ft. 2 in., by 127 ft. 6 in. Chouteau & Lucas Add'n., lot 10. **(100-00-010)**

EXHIBIT "B"

BLIGHTING STUDY AND PLAN FOR THE 401 & 408 OLIVE STREET AND 400 WASHINGTON AVENUE AREA PROJECT #9124 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS JULY 27, 1999 AMENDED OCTOBER 22, 2002

MAYOR
FRANCIS SLAY

BLIGHTING STUDY AND PLAN FOR THE 401 & 408 OLIVE STREET AND 400 WASHINGTON AVENUE AREA

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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 401 & 408 Olive Street & 400 Washington Avenue Redevelopment Area ("Area") consists of two commercial/office buildings and one parking lot on parcels of land totaling 0.993 acre in the Downtown neighborhood of the City of St. Louis ("City"). The 401 Olive St. property is in the block bounded by N. 4th St. on the east, N. Broadway on the west, Olive St. on the south and Locust St. on the north. The 408 Olive Street property is in the block bounded by N. 4th Street on the east, N. Broadway Street on the west, Olive Street on

the north and Pine Street on the south. The Washington Avenue property is in the block bounded by N. 4th Street on the east, N. Broadway Street on the west, Washington Avenue on the north and Locust Street on the south.

The legal descriptions for the area are attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises part of City Blocks 97, 99 and 100 and is in fair condition. The Area includes the following addresses: 400-10 Washington Avenue, 211-225, 301-315 and 500-515 N. 4th Street and 400-414 Olive Street. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 9.6% unemployment rate for the City as of August, 2002. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area. There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the area include one unoccupied commercial/office building in fair condition, one recently rehabilitated hotel and one parking lot in fair condition.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are generally commercial. Residential density for the surrounding neighborhoods is approximately 1.18 persons per acre.

5. CURRENT ZONING

The Area is zoned "L" Jefferson Memorial District pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is partly occupied and in fair condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the rehabilitation and adaptation of these underutilized historic buildings and provide related parking.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in Areas designated "L" Jefferson Memorial by the City of St. Louis Zoning Code. Redevelopers contracting with the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall not be permitted to use said property for any use not allowed in the "L" Jefferson Memorial District. Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area can remain "L" Jefferson Memorial District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

One hundred new jobs will be created if the Area is developed in accordance with this Plan.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

8. URBAN DESIGN

a. **Urban Design Objectives**

The properties shall be rehabilitated so they are attractive commercial/residential structures within the surrounding neighborhood.

b. **Urban Design Regulations**

Rehabilitation of the existing structures shall respect the original exteriors in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design of the building.

New construction shall respect the existing historic buildings surrounding the area.

c. **Landscaping**

The property shall be well landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees. Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs. Existing, non-scrub trees shall be retained.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

All permanent at-grade parking areas shall be screened on street-facing sides with a decorative wall and/or fence of masonry, cast metal, or a combination thereof, with eight-foot masonry piers capped with appropriate stone material located at gates, corners and every twenty-five (25) feet along the perimeter. All such cast metal or wrought iron fencing must be planted with a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and which is maintained at a minimum height of three and one-half (3-1/2) feet at maturity.

If parking lots exceed twenty-five (25) spaces, three percent (3%) of the interior of the parking lots shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. These trees shall be planted on islands, the largest of which shall be at least five (5) feet, planted with low-lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. A uniform signage plan shall be prepared by the Redeveloper for the entire project. All new signs shall be restricted to those identifying the names and/or businesses of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, shall be placed only on those side of buildings fronting on public or private streets, shall project no more than eighteen (18) inches from the face of the building, shall not extend above the second floor window sill of the structure, and the total sign area shall not exceed the lesser of either one hundred (100) square feet or ten percent (10%) of the ground floor wall surface fronting on such streets. Only one sign per business per wall facing on a public or private street shall be permitted. In addition, one identification sign up to ten (10) sq. ft. in size may be placed on a wall facing a parking area or open space, provided the LCRA confirms that such a sign is required.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed. Signage on awnings is limited to awning valance. In no case shall signage be allowed on both an awning valance and a building for the same business.

Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, roof signs, pole signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately one (1) year of approval of this plan by ordinance and completed within approximately two (2) years of approval of this Amended Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the development of the Area will be borne by the Redeveloper.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (1994) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the area is currently partly occupied. All eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper shall hereby be entitled to ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement. A Redeveloper may seek such tax abatement pursuant to Sections 99.700 -99.715, Revised Statutes of Missouri, upon application as provided therein.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement seeking to redevelop property at 408 Olive St. for a total period of up to twenty (20) years from the commencement of such tax abatement, in accordance with the following provisions of the Plan:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

For the ensuing period of up to ten (10) years following the original period stated above, any such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements. Thereafter any such corporation shall pay the full amount of taxes.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said twenty (20) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond twenty (20) years after the redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the Community Development Agency Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. **ENFORCEMENT**

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof. All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the area, or other items which alter the nature or intent of this plan. This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

**THE 401 & 408 OLIVE STREET AND 400 WASHINGTON AVENUE AREA
LEGAL DESCRIPTION**

- 1.) 400 Washington Avenue: CB 97 4th ST., 150 ft./irreg./90 ft. 3 in./110 ft. Common Fields Add'n., block 3 bounded N. Washington Avenue. (97-00-0030)
- 2.) 408 Olive Street: CB 100 4th ST., 116 ft. 2 in., by 127 ft. 6 in., Chouteau & Lucas Add'n., lot 10. (100-00-0010)
- 3.) 401 Olive Street includes:

301 N. 4th St.: CB 99 4th St., 114 ft. 5 in./irreg. x 120/134 ft 6 3/8 in., Lucas and Chouteau Add'n., BD S. Olive St. (09900070)

413 R Olive St. CB 99 no front 57 ft. x 14 ft. 8 in. Lucas " Add'n. bounded S. private alley. (09900065)

EXHIBIT "A-1"

**THE 408 OLIVE STREET & 400 WASHINGTON AVENUE ARE
LEGAL DESCRIPTION**

- 1.) 400 Washington Avenue:

CB 97 4th St., 150 ft./irreg./90 ft. 3 in./110 ft.
Common Fields Add'n., block 3 bounded N. Washington Avenue
(97-00-0030)

- 2.) 408 Olive Street;
CB 100 4th St., 116 ft. 2 in., by 127 ft. 6 in.
Chouteau & Lucas Add'n., lot 10.
(100-00-010)

See attached Exhibits B, C & D

EXHIBIT E
FORM: 05/26/99

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

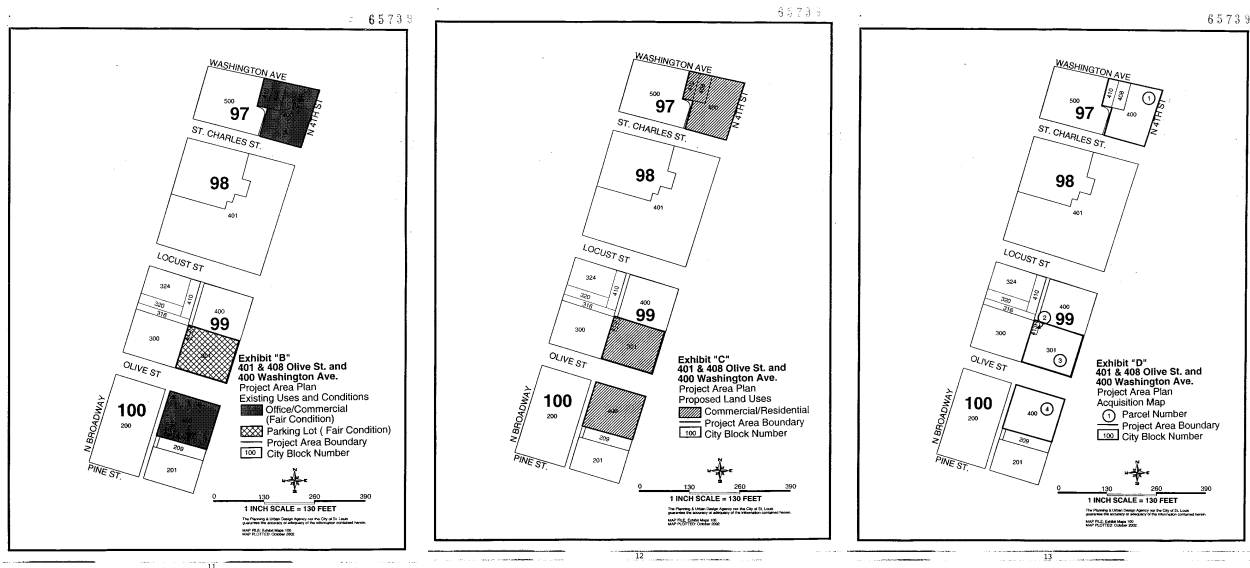
The Redeveloper shall fully comply with Executive Order #28 dated July 24, 1997 relating to minority and women-owned business participation in City contracts.

The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.

Approved: December 21, 2002

ORDINANCE NO. 65739 - EXHIBITS B, C & D



ORDINANCE #65740
Board Bill No. 304

An ordinance approving a Redevelopment Plan for the Amended North Broadway St., Angelica St., N. 9th St., and Salisbury St. Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 22, 2002 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that any property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is partially occupied, the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the city to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the city of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for Amended North Broadway St., Angelica St., N. 9th St., and Salisbury St. Area Area, dated October 22, 2002, consisting of a Title Page, a Table of Contents Page, and twelve (12) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCLRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of this Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Section 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as Amended North Broadway St., Angelica St., N. 9th St. & Salisbury St. Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated October 22, 2002 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently partially occupied. The Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this board and accordingly this Board hereby:

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and
- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area of any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth there in and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBEs and WBEs established by the City;
- (d) To adhere to the requirements of the Executive Order of the Mayor of the city, dated July 24, 1997.
- (e) To comply with the requirements of Ordinance No. 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. A Redeveloper may seek ten-(10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 1994, as amended, upon applications as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created:

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to twenty-five (25) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan.

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification, which will substantially change the Plan, must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

EXHIBIT "A"**AMENDED NORTH BROADWAY ST., ANGELICA ST., N. 9TH ST. & SALISBURY STREET. AREA
LEGAL DESCRIPTION**

All of City Block 1931 and 1219 and a portion of Blocks 1217 and 1226 in the City of St. Louis, more specifically described as follows:

Beginning at the point of intersection of the west line of North Broadway (80 feet wide) and the north line of Salisbury St. (40 feet wide); thence westwardly along said north line of Salisbury St. across an intersecting alley to its point of intersection with the east line of property now, or formerly, owned by Mallinckrodt, Inc.; thence northwardly along said property line to its point of intersection with the south line of property now, or formerly, owned by the City of Venice, IL, Inc.; thence eastwardly along said property line and its eastward prolongation to its point of intersection with the east line of a 20 foot wide north-south alley in City Block 1217; thence southwardly along said east line of said alley to its point of intersection with the south line of property now, or formerly, owned by the City of Venice, IL, Inc.; thence eastwardly along said property line to its point of intersection with the west line of North Broadway; thence southwardly along said west line of North Broadway to its point of intersection with the south line of Salisbury St., the point of beginning.

Beginning at the point of intersection of the west line of North Broadway and the north line of property now, or formerly, owned by the City of Venice, IL, Inc.; thence westwardly along said north property line to its point of intersection with the east line of a 20 foot wide north-south alley in City Block 1217; thence northwardly along said east alley line to its point of intersection with the eastward prolongation of the North line of property now, or formerly, owned by the City of Venice, IL, thence westwardly along said prolongation and said north property line to its point of intersection with the east line of North Ninth St. (60 feet wide); thence northwardly along said east line of North Ninth St., across all intersecting streets and alleys to its point of intersection with the south line of Angelica St. (50 feet wide); thence eastwardly along said south line of Angelica St. to its point of intersection with the west line of North Broadway; thence southwardly along said west line of North Broadway to its point of intersection with the north line of property now, or formerly, owned by Myrtle Redevelopment Corp.; thence westwardly along said north property line to its point of intersection with the east line of a 20 foot wide north-south alley in City Block 1226; thence southwardly along said east alley line to its point of intersection with the south line of property now, or formerly, owned by Myrtle Redevelopment Corp.; thence eastwardly along said south property line to its point of intersection with the west line of North Broadway; thence southwardly along said west line of North Broadway, across all intersecting streets and alleys, to its point of intersection with the north line of property now, or formerly, owned by the City of Venice, IL, Inc., the point of beginning.

EXHIBIT "B"
10/10/02

AMENDED
BLIGHTING STUDY AND PLAN
FOR THE
**NORTH BROADWAY STREET, ANGELICA STREET,
NORTH 9TH STREET & SALISBURY STREET AREA**
PROJECT #4460
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
JANUARY 28, 1997
AMENDED OCTOBER 22, 2002

MAYOR
FRANCIS G. SLAY
AMENDED

**BLIGHTING STUDY AND PLAN FOR
THE NORTH BROADWAY ST., ANGELICA ST.,
N. 9TH ST., AND SALISBURY STREET AREA**

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"C"	PROPOSED LAND USE
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"E"	EQUAL OPPORTUNITY AND NON- DISCRIMINATION GUIDELINES

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The North Broadway Street, Angelica Street, N. 9th Street and Salisbury Street Area ("Area") encompasses approximately 10.27 acres in the Near North Riverfront neighborhood of the City of St. Louis ("City").

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises all of City Blocks 1931 and 1219, and parts of City Blocks 1217 and 1226, and includes the following addresses: 3701-17, 3731-3953 and 4033-51 North Broadway; 3740-4044 North Ninth St.; 801-21 Salisbury St.; and 816-22 Angelica Street. The Area is in fair to poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally

unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 10.0% unemployment rate for the City as of June 2002. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently approximately 200 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include one (1) junk yard, (1) occupied metal structure; two (2) occupied, masonry structures; nine (9) partially occupied, residential structures; (12) vacant lots, and one (1) meat company complex.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential purposes.

Residential density for the surrounding neighborhoods is approximately 0.34 person per acre.

5. CURRENT ZONING

The Area is zoned "K" Unrestricted, "J" Industrial, "C" Multi-Family Dwelling, and "F" Area Commercial District pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is **partially occupied** and in fair to poor condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 *et seq.* of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive commercial/industrial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial/industrial uses permitted in Areas designated "J" Industrial Districts by the City of St. Louis Zoning Code. Redevelopers contracting with the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall not be permitted to use said property only for the following:

pawn shops, adult bookstores, x-rated movie houses, massage parlors or health spas, auto and truck dealers (new or used), storefront churches, pinball arcades, pool halls, secondhand or junk shops, tattoo parlors, truck or other equipment rentals requiring outside storage, blood donor facilities, free standing package liquor stores, check cashing centers, any use (except for financial institutions) that utilizes a sales or service window or facility for customers who are in cars, or restaurants that sell products to customers who are in cars or who consume the sold products in cars parked on the restaurant premises, or sell products through a sales window to customers who are in cars or to pedestrians outside the building for immediate consumption by the customer either on or off the premises, automobile service or stations.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area should be "J" industrial District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 25 to 30 new permanent jobs will be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature of the proposed development.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged, except that Farrar St. and Bremen Ave. may be vacated between North Broadway and Ninth St. An east/west alley in Block 1931, a portion of a north/south alley in City Block 1219, and a portion of an alley in City Block 1217 may also be vacated.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

Each Redeveloper shall develop the Area in accordance with this Plan and the Redevelopment Agreement, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement by the LCRA.

8. URBAN DESIGN

a. **Urban Design Objectives**

The intent is to establish an attractively landscaped concentration of new and substantially upgraded existing uses along the North Broadway and North Ninth Street Industrial corridors.

b. **Urban Design Regulations**

Retained, structurally sound buildings shall be significantly improved, especially the exterior building walls and landscaped. Buildings beyond salvageability shall be removed. Design expression and details of other than unimpressible structures shall be maintained and, where possible, enhanced.

New structures shall be generally compatible with retained structures to be upgraded.

Debris, litter weeds, abandoned semi-trailers and scrub trees, etc., shall be removed. Unpaved parking and vehicle loading/unloading and marshalling areas shall be paved. Damaged or missing sidewalks shall be replaced.

c. **Landscaping**

The property shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. Existing, healthy trees and shrubs shall be retained, if feasible.

d. **Fencing**

Retained chain link fencing shall be repaired, debarbed and painted a black matte color. New chain link fencing shall be non-barbed and have a black matte color. Privacy fencing shall be a good quality, wood board type. Stockade type fencing shall not be permitted. Use of decorative metal fencing for

front yards along North Broadway shall be required and shall be strongly encouraged for front yards on the other streets.

9. PARKING REGULATIONS

arking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Shade or ornamental trees shall be interspersed within the hedgerows. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. A uniform signage plan must be prepared by the Redeveloper for the entire project. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building: **Upper Level** signage shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters more than one foot in height for each ten foot (10') of building height provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5')). **Pedestrian level** signage shall be below the second floor windowsill of a structure and/or above the storefront windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty-(50) sq. ft. on ten percent (10%) of the ground floor façade area.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed and are placed neatly within the window or door opening. Signage on awnings may be located on the sloping portion of the canvas awning, on the front of a canopy or on the awning valance. In no case shall signage be allowed on both an awning and a building for the same business. Logos and graphic elements may be up to ten (10) sq. ft. in size (depending on the size of the awning), while names or brand copy shall be in proportion to the size of the awning, but in no case shall lettering be more than twelve inches (12") high.

Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, roof signs, monument signs, pole signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and

economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately one (1) year of approval of this Plan by ordinance and completed within approximately two (2) years of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the development of the Area will be borne by the Redeveloper.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain or otherwise.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (1986) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently **partially occupied**. All eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper shall hereby be entitled to ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement. A Redeveloper may seek such tax abatement pursuant to Sections 99.700 -99.715, Revised Statutes of Missouri, upon application as provided therein.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the

calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the Community Development Agency Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification, which will substantially change this Plan, shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"**AMENDED NORTH BROADWAY ST., ANGELICA ST., N. 9TH ST. & SALISBURY STREET. AREA
LEGAL DESCRIPTION**

All of City Block 1931 and 1219 and a portion of Blocks 1217 and 1226 in the City of St. Louis, more specifically described as follows:

Beginning at the point of intersection of the west line of North Broadway (80 feet wide) and the north line of Salisbury St. (40 feet wide); thence westwardly along said north line of Salisbury St. across an intersecting alley to its point of intersection with the east line of property now, or formerly, owned by Mallinckrodt, Inc.; thence northwardly along said property line to its point of intersection with the south line of property now, or formerly, owned by the City of Venice, IL, Inc.; thence eastwardly along said property line and its eastward prolongation to its point of intersection with the east line of a 20 foot wide north-south alley in City Block 1217; thence southwardly along said east line of said alley to its point of intersection with the south line of property now, or formerly, owned by the City of Venice, IL, Inc.; thence eastwardly along said property line to its point of intersection with the west line of North Broadway; thence southwardly along said west line of North Broadway to its point of intersection with the south line of Salisbury St., the point of beginning.

Beginning at the point of intersection of the west line of North Broadway and the north line of property now, or formerly, owned by the City of Venice, IL, Inc.; thence westwardly along said north property line to its point of intersection with the east line of a 20 foot wide north-south alley in City Block 1217; thence northwardly along said east alley line to its point of intersection with the eastward prolongation of the North line of property now, or formerly, owned by the City of Venice, IL, thence westwardly along said prolongation and said north property line to its point of intersection with the east line of North Ninth St. (60 feet wide); thence northwardly along said east line of North Ninth St., across all intersecting streets and alleys to its point of intersection with the south line of Angelica St. (50 feet wide); thence eastwardly along said south line of Angelica St. to its point of intersection with the west line of North Broadway; thence southwardly along said west line of North Broadway to its point of intersection with the north line of property now, or formerly, owned by Myrtle Redevelopment Corp.; thence westwardly along said north property line to its point of intersection with the east line of a 20 foot wide north-south alley in City Block 1226; thence southwardly along said east alley line to its point of intersection with the south line of property now, or formerly, owned by Myrtle Redevelopment Corp.; thence eastwardly along said south property line to its point of intersection with the west line of North Broadway; thence southwardly along said west line of North Broadway, across all intersecting streets and alleys, to its point of intersection with the north line of property now, or formerly, owned by the City of Venice, IL, Inc., the point of beginning.

See attached Exhibits B, C & D

EXHIBIT "E"
FORM: 05/26/99

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination the Executive Orders of the Mayor of the City dated December 6, 1984, January 10, 1990, March 31, 1992, and all guidelines herein..

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

In the redevelopment of the Area, there shall be maximum utilization of bona fide minority business enterprises ("MBE's") and women business enterprises ("WBE's" and, together with MBE's, "disadvantaged business enterprises" or "DBE's"). The Redeveloper will set a minimum goal of twenty-five percent (25%) MBE participation and five percent (5%) WBE participation under these guidelines. In the event the Redeveloper fails to attain that goal, the Redeveloper may be required to show good cause therefore; provided however, that this requirement will be deemed to have been met when documentation evidences that all available resources (i.e. DBE suppliers, contractors, and subcontractors) willing to perform the work or provide the supplies-at a price which (i) is within the range requested by non-DBE's, or (ii) if higher than that requested by non-DBE's, is attributable to the effects of past discrimination-have been exhausted.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control and interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one (51%) ownership. The woman or women must have operational and managerial control and interest in capital and earnings

commensurate with their percentage of ownership.

The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

The Redeveloper agrees that if the redevelopment of the Area creates permanent jobs, it shall enter into an Employment Plan with the Saint Louis Agency on Training and Employment and the LCRA for referral of jobs Training Partnership Act eligible individuals. Said plan shall specify the number of jobs to be covered by the Employment Plan, the target date for referrals to begin, and the procedure for referral.

Approved: December 21, 2002

ORDINANCE NO. 65740 - EXHIBITS B, C & D

